



Main Street, Chilton, OX11 0RZ

£925,000 Freehold

THOMAS
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SALES LETTINGS





The Property

A mid 20th century individual architect designed detached home set in a wonderful plot of just under one acre in the heart of Chilton village. Offered for sale for the first time in over 50 years this unique property offers huge potential to develop significantly to take full advantage of the site.

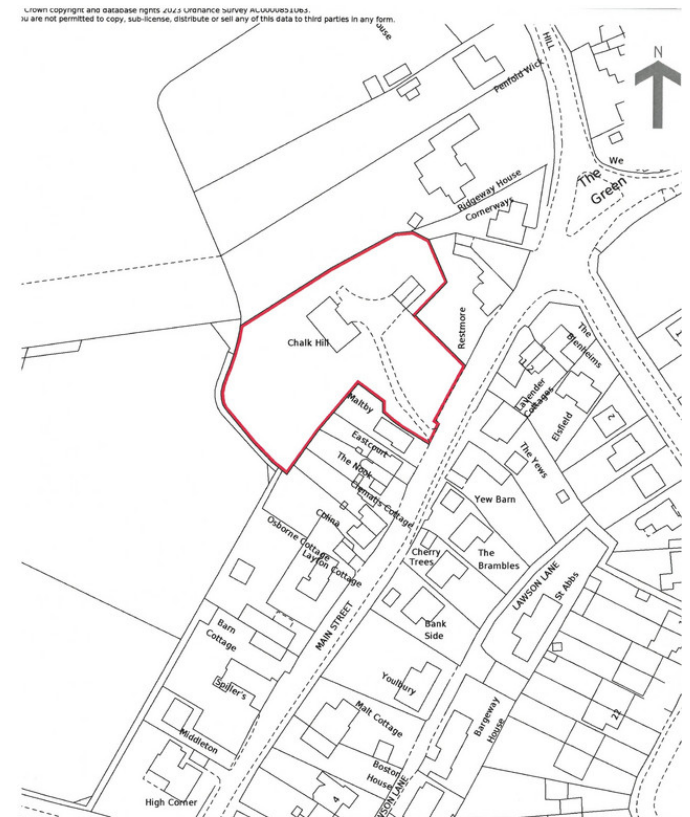
The grounds of Chalk Hill are arranged on two levels with a generous rough cut grass area fronting the Village Street with a winding driveway leading to an upper raised level where the house and garage are situated set amongst mature trees and extensive further gardens.

The House itself is arranged on two floors with a very large upstairs room, which could be divided to provide two or more bedrooms and an additional bathroom. The ground floor features a large living room and impressive central garden room. There are some attractive mid-century design accents to the property including original block flooring, large picture windows and hardwood panelling. The house offers significant potential for further enlargement.

Whilst no formal enquiries have been made, there is potential to add an additional dwelling fronting Main Street Chilton, subject to the necessary consents.

Some material information to note: Electric heating, mains water, electricity and drainage. Ofcom checker indicates standard to superfast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as a low risk postcode for flooding.





Key Features

- Individual architect designed house
- Set in a wonderful plot of just under one acre
- Offering significant potential for enlargement
- Whilst no formal enquiries have been made, there is potential to add an additional dwelling fronting Main Street Chilton, subject to the necessary consents

The Location

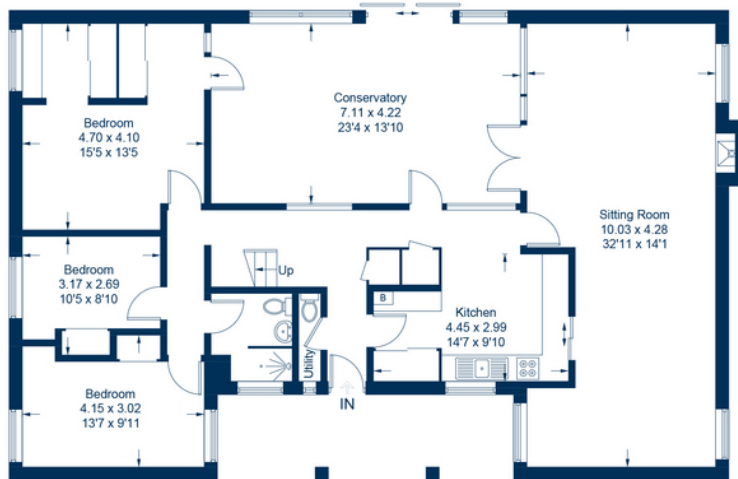
Chilton is a pretty and popular village at the foot of the Berkshire downs in a highly convenient location with excellent road links via the A34 to the North (Oxford & M4) and South (Newbury & M4). The village boasts an excellent primary school, pub and church and is just 1/2 mile from the Harwell Science Campus. Didcot is just 3 miles away and offers excellent shopping and leisure facilities together with a mainline train service from Didcot Parkway to London Paddington in approximately 45 minutes.



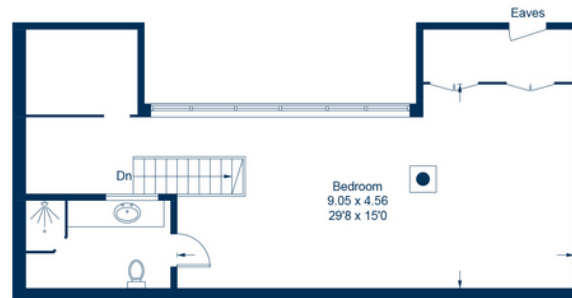
Approximate Gross Internal Area
 Ground Floor = 145.7 sq m / 1,568 sq ft
 First Floor = 60.7 sq m / 653 sq ft
 Garage = 40.6 sq m / 437 sq ft
 Total = 247 sq m / 2,658 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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