



Middle House, Church Hill, Chilton, OX11 0SH  
£895,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Originally the principal part of the village Rectory, Middle House is a substantial grade II listed property with origins dating back to the 17th century. The house was significantly altered in the Georgian period, which is reflected in the classic proportions of the house emphasised by the tall sash windows and elegant panelled drawing room. The accommodation is arranged over three floors, with the second floor featuring a wealth of exposed timbers and boarded floors. The property has been restored and enlarged over recent years including a sympathetically designed vaulted extension to the kitchen with French doors leading to the gardens, fitted with handmade dresser style units with granite working surfaces. The lovely panelled drawing room contrasts with the informal snug, a high ceilinged room featuring an impressive inglenook fireplace with wood burner, traditional boarded floor and exposed timbers. Some of the Improvements and updates carried out over recent years include the refurbishment of the original sash windows and an overhaul of the exterior of the property. Most recently, a generous gravel courtyard style driveway and parking area has been created, approached through electric five bar entrance gates. The courtyard has been arranged in such a way to leave space for the addition of an oak framed garage with office above, if desired and subject of course to the necessary planning consents.



Some material information to note: Oil central heating. Mains water, electrics, drains. Offcom checker indicates standard to superfast broadband is available; ultrafast could be restricted. Offcom checker indicates mobile availability is available with most major providers with possible exception of Three. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.





## Key Features

- Panelled drawing room
- Kitchen/dining room
- Ground floor shower room
- Three first floor bedrooms and bathroom
- Two second floor bedrooms
- Gravel courtyard driveway parking
- Refurbished original sash windows
- Informal snug with high ceiling and inglenook fireplace with woodburner

## The Location

Middle House enjoys a lovely position right in the heart of Chilton village next to All Saint's Church where a gateway leading to the churchyard remains. The generous gardens are partly walled at the rear with further enclosed gardens to the front of the property. 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 & M40) 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 37 minutes.



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS