



The Paddock, Chilton, OX11 0QU

£1,075,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS









## The Property

An impressive substantial detached house built in the farmhouse style offering approaching 3000 square ft of accommodation that has been comprehensively updated over the last three years with bespoke finishes to create a particularly stylish family home.

The property is one of just 12 houses on this exclusive small development and enjoys the largest plot with the added advantage of an open outlook over adjoining paddocks. The house has been the subject of significant upgrades by the present owners.

The standout feature is undoubtedly the open plan kitchen/family space with full width bifold doors opening to the west facing deck taking full advantage of the countryside outlook. The kitchen area is beautifully finished in the classic style, complete with sit-up island and quartz surfaces. This part of the house has the advantage of underfloor central heating.

Both the family bathroom and en-suite have been refinished in the contemporary style and a substantial home office/gym has been added to the garden. There is an elegant sitting room with Inglenook fireplace and a separate study.

On the first floor is an impressive principle bedroom suite with an impressive range of built-in bedroom furniture, a further guest suite of bedroom and dressing room (or bedroom five), as well as two further double bedrooms and luxuriously appointed family bathroom and en-suite.







## Key Features

- Impressive open plan family kitchen and living space
- Large sitting room with Inglenook style fireplace
- Study
- Timber strip and tiled floors throughout the ground floor
- Garden office/gym
- Double glazing and oil central heating (new boiler 2022)
- Stylish contemporary family bathroom and en-suite
- Established south facing garden and west facing deck
- Boiling tap and water softener
- EPC Rating: D Council Tax Band: G





## 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 & M40) and South (Newbury & M4). The village boasts an excellent primary school, a thriving newly reopened pub and a village Church. Chilton is just 1/2 mile from the Harwell Science Campus where there is a convenience store whilst 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.

Some material information to note.

The property is connected to mains electric, water and drainage, oil fired central heating, According to Ofcom superfast broadband is available. According to Ofcom there is coverage for a range of mobile providers at the property. According to GOV.UK Flood risk, this property has a very low flood risk.



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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.

**Approximate Gross Internal Area 2969 sq ft - 276 sq m**

Ground Floor Area 1647 sq ft – 153 sq m

First Floor Area 1322 sq ft – 123 sq m

Outbuilding Area 224 sq ft – 21 sq m  
(Excluding Outbuilding)



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