



21 Crafts End, Chilton, OX11 0SA  
£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Enjoying glorious views over paddocks and open countryside to the rear is this rarely available detached bungalow with ample driveway parking and a garage located on this established and quiet road in Chilton Village.

The property comprises of three good sized bedrooms, a family bathroom, two reception rooms in the form of a lounge and dinning room, plus a separate kitchen and utility area. Further benefits include, beautiful views from the rear garden, ample off street parking for multiple vehicles, plus a separate garage. Crafts End is coming to market for the first time in over fifty years and will be sold chain free.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and has electric heating throughout, electricity, water and drainage. According to Ofcom, there is standard and superfast broadband available at the property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to Ofcom there is good coverage on a range of phone providers ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According to GOV.UK flood risk, there is a very low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' including restrictive covenants then please contact the estate agent.







## Key Features

- Chain free
- Detached bungalow
- Three bedrooms
- Ample off street parking
- Garage
- Two reception rooms
- Beautiful views from rear garden
- Village location
- EPC Rating E
- Council Tax D

## The Location

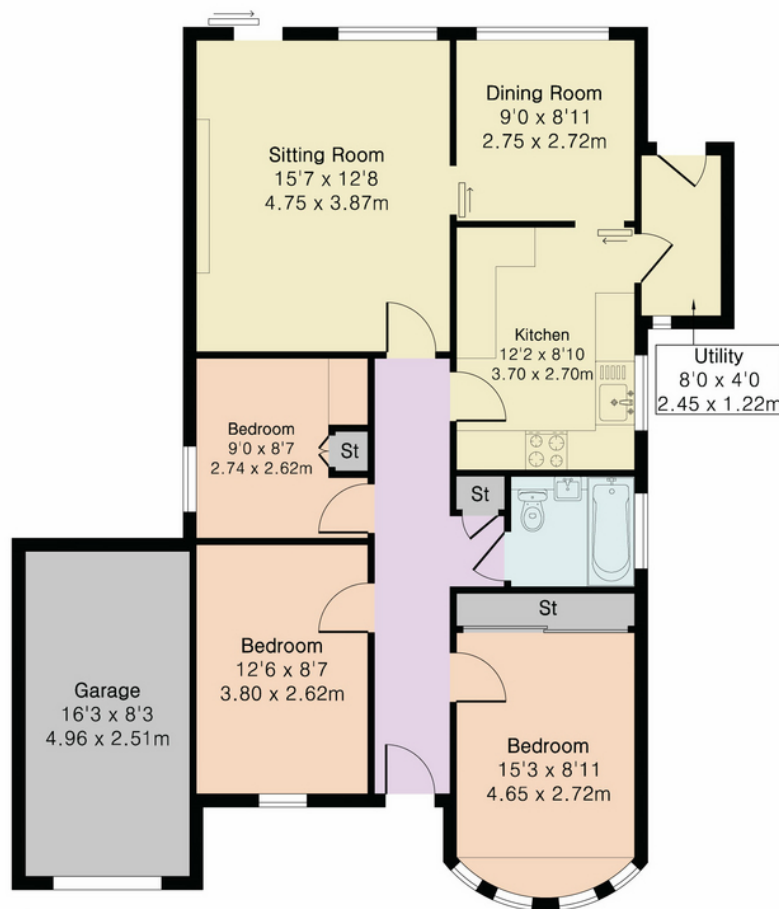
Chilton is a charming South Oxfordshire village offering a highly rated primary school, village inn and superb access to the A34 which offers excellent links to the M4 and M40. The nearby town of Didcot offers more comprehensive shopping and leisure facilities together with an excellent rail connection to London Paddington in approx. 40 minutes.





**Approximate Gross Internal Area 903 sq ft - 84 sq m  
(Excluding Garage)**

Garage Area 134 sq ft – 12 sq m



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

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