



1 The Rookery, Chilton, OX11 0TW

£1,800 PCM - 1st December 2025.

- Newly decorated 3-bedroom townhouse
- Fully fitted kitchen
- French doors to a good-sized garden
- Off-street parking for 2 cars
- Gas central heating
- EPC B, Council Tax Band D

1 The Rookery, Chilton OX11 0TW

A beautifully presented and newly decorated 3-bedroom townhouse. The ground floor consists of a lounge/ dining area with adequate under-stair storage, and french doors opening out onto a patio and good-sized garden with a large and small shed, and side access. Additionally, one cloakroom and a fully fitted kitchen with a washing machine, gas hob, oven, large fridge/ freezer, and space for a dishwasher. The first floor landing leads to two double bedrooms, and a family bathroom with a shower over bath. The Master bedroom occupies the whole of the third floor. Off-street parking for 2 cars. Gas central heating. EPC Rating C. Council Tax Band D.

The Ofcom Broadband Checker states there is:

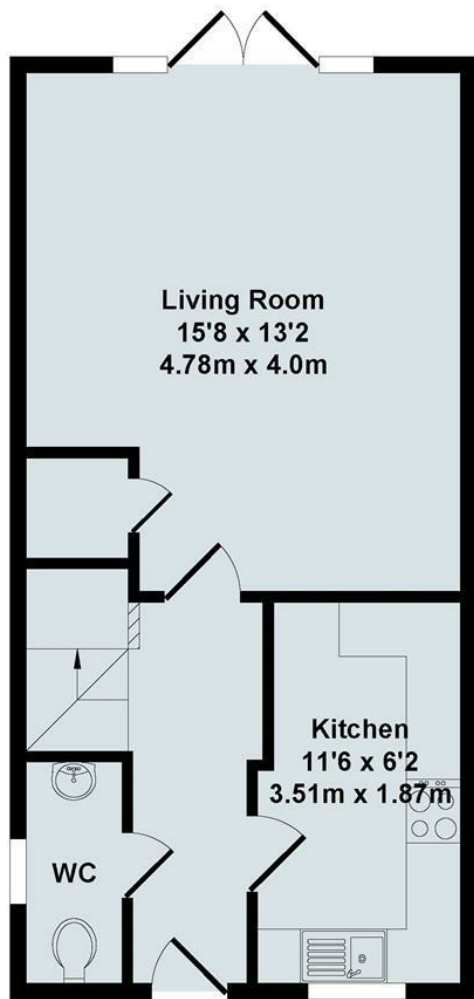
- Ultrafast broadband has download speeds of greater than 300Mbps

When an application is agreed a holding deposit will be required of a maximum of one weeks rent

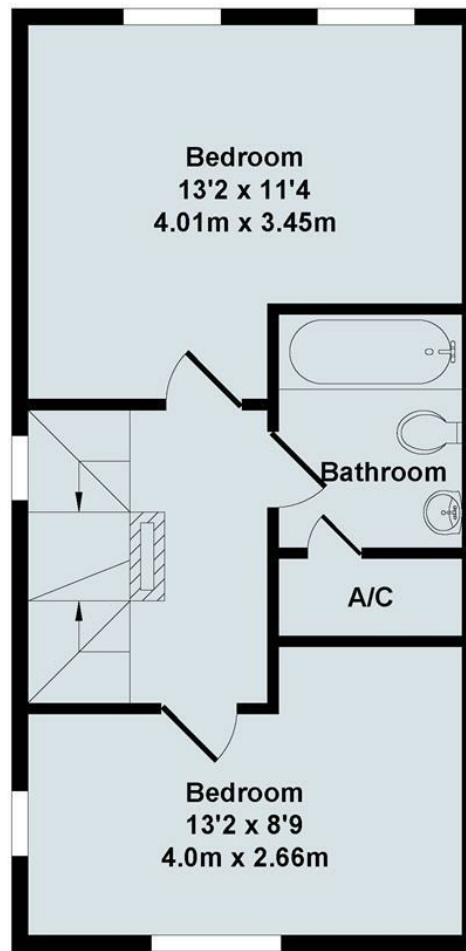


Council Tax Band: D

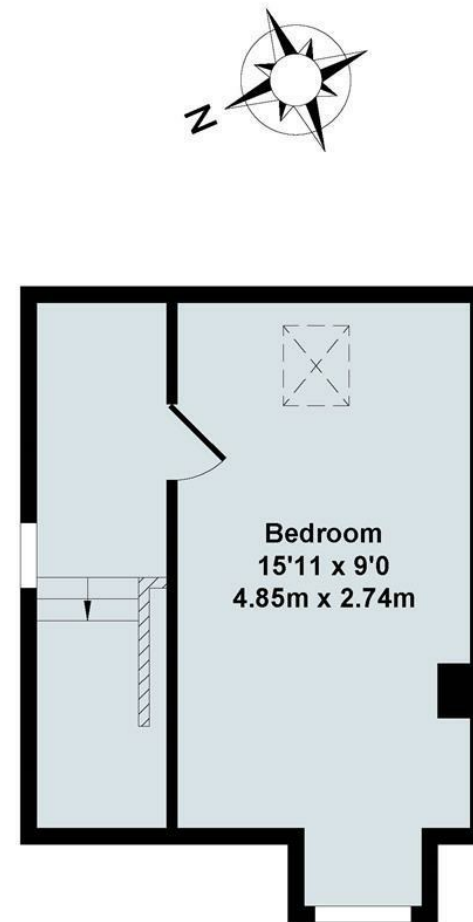




Ground Floor



First Floor



Second Floor



Total Approx. Floor Area 940 Sq.Ft. (87.30 Sq.M.)

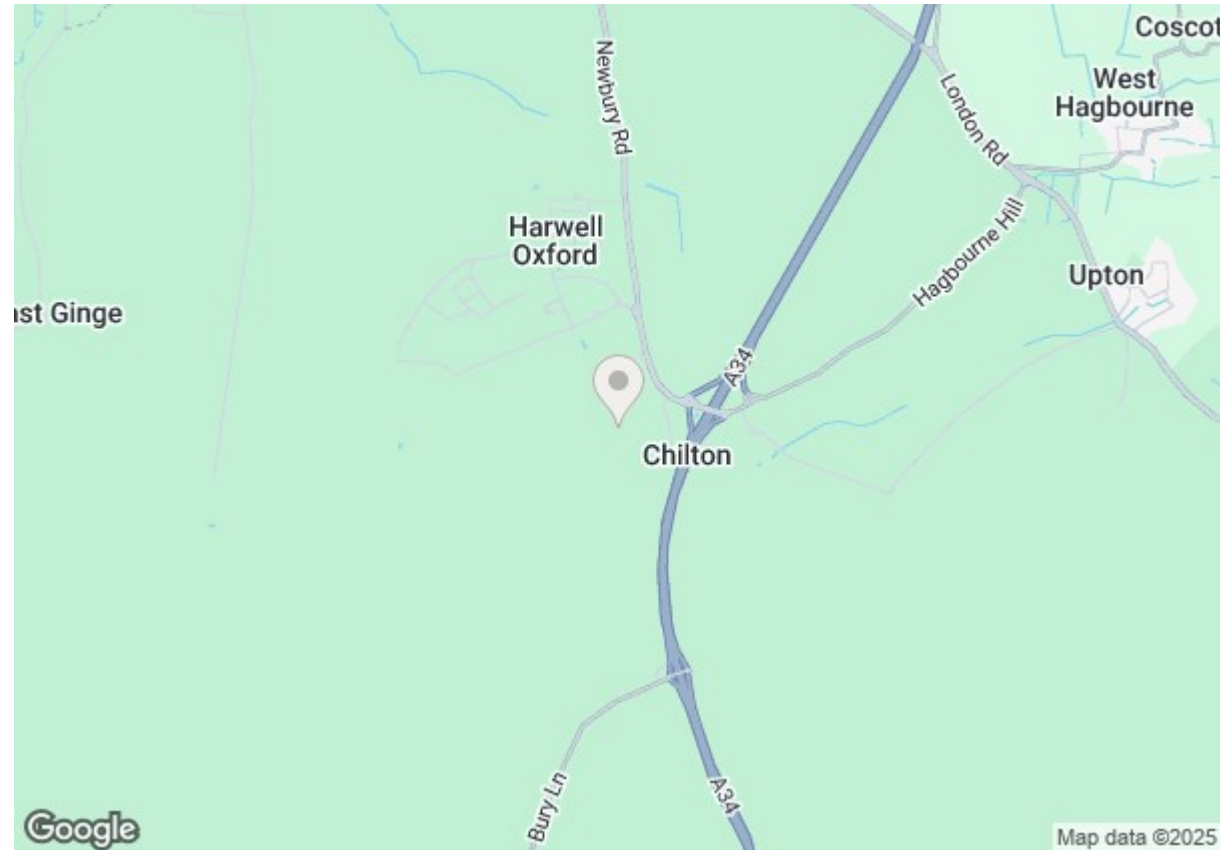
All items illustrated on this plan are included in the "Total Approx Floor Area"





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Directions

Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

Council Tax Band

D