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Tayler & Fletcher



2 The Paddocks, Church Lane, Bledington, OX7 6XB
Guide Price £450,000





2 The Paddocks

Church Lane, Bledington, OX7 6XB

An attractive chalet-style bungalow with enclosed gardens, set in the heart of the village and lending itself to modernisation.

Directions

From Stow-on-the-Wold take the A436 towards Chipping Norton. After approximately a mile take the right hand turning to Bledington (B4450). After entering the village, continue over the bridge and bear left and then right. After the right hand bend take the right hand turn into Church Lane and 2 The Paddocks will be seen further along on the left hand side.

what3words

///chugging.pointed.senses

Location

2 The Paddocks is situated in the attractive village of Bledington, which benefits from a Parish Church, the Kings Head Inn Public House and a Primary School. There is also a thriving village shop and café in the village. There are Secondary Schools at Bourton-on-the-Water which is approximately 9 miles away, Chipping Norton which is 4 miles away and Kingham Hill Independent School is also nearby.

Bledington has a delightful wide open village green, with a stream running through it. Kingham station is one mile away with a direct service to London/Paddington via Oxford. Both Stow-on-the-Wold and Chipping Norton have a full range of shops and facilities.

Description

2 The Paddocks is a link detached chalet style house constructed of reconstituted Cotswold Stone under a deep pitched and tiled roof. It has a deep gable front elevation with double glazed casement windows set below traditional drip moulds. The property is thought to have been built in the 1960s and has spacious accommodation, particularly on the ground floor with two main reception rooms, kitchen, cloakroom and a conservatory. On the first floor there are two bedrooms and separate shower

room. The attached garage provides useful additional space and the property has well attended gardens to both the front and rear.

Accommodation

Double glazed front door flanked by double glazed casement windows to

Entrance Lobby

Tiled floor, glazed panelled inner front door to

Hall

Stairs leading to the first floor.

Cloakroom

Low level w.c. wash hand basin with shelving below.

Sitting Room

Fireplace with a Cotswold stone surround, hearth and mantelpiece. Coved ceiling, wide picture window with opening casements overlooking the front garden.

Kitchen

Stainless steel sink unit with single drainer and mixer taps with drawer and cupboard beneath, space for cooker flanked to either side by work surface with drawers and cupboards beneath and matching eye level cupboards above. Worcester Danesmoor oil fired central heating boiler. Under stairs storage cupboard with shelving and flanked by further work surface with cupboards.

Glazed door to

Rear Lobby

Tiled floor and glazed panelled door and casement windows leading to the rear garden.

Dining Room

Storage cupboard and a pair of glazed panelled doors leading to

Conservatory

Tiled floor, fixed and opening casement windows, hip roof and a pair of double glazed panelled doors leading to the rear garden.

First Floor

Landing with cloaks cupboard with hanging rail.

Bedroom One

Eaves storage and window overlooking the front garden.

Bedroom Two

Eaves storage and double glazed casement window overlooking the rear garden.

Shower Room

Shower cubicle fitted with a chrome shower with tiled surround, pedestal wash hand basin, low level w.c. eaves storage,

Outside

2 The Paddocks is approached via a concrete drive leading to an attached single garage with up and over door, power and light and glazed panelled door leading to the rear garden.

The drive is flanked by the front garden which is mainly laid to lawn and with a circular flower and shrub bed and with a further flower and shrub bed abutting the property. Set to the side of the property is a concrete path and gate which gives access to the rear garden.

The rear garden may also be approached from the conservatory, rear lobby or garage. It is a particular feature of the property being mainly laid to lawn and surrounded by chain-link and timber fencing together with flower and shrub borders and with a mature evergreen hedge at the rear providing great privacy. The rear garden is south east facing.

Services

Mains Electricity, Water and Drainage are connected. Oil fired central heating. Please Note: We have not tested any equipment, appliances or services in this property. Prospective purchasers

are advised to commission appropriate investigations prior to formulating their offer to purchase.

Local Authority

Cotswold District Council, Trinity Road, Cirencester, Gloucestershire.

Council Tax

Band E - Rates payable 2024/2025 £2,624.13.

Tenure

Freehold.

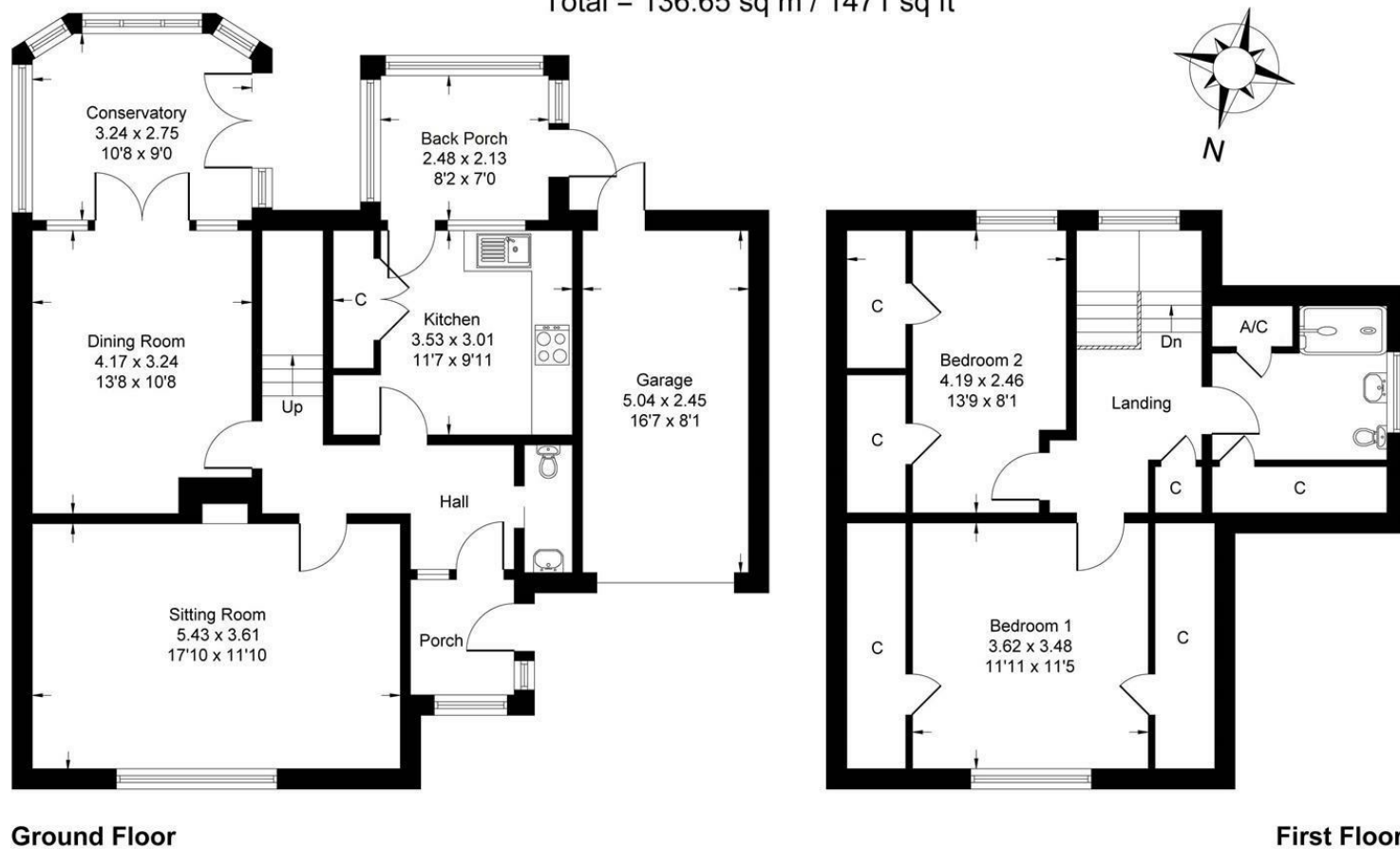


Floor Plan

Approximate Gross Internal Area = 124.30 sq m / 1338 sq ft

Garage = 12.35 sq m / 133 sq ft

Total = 136.65 sq m / 1471 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing

Please contact our Stow-on-the-Wold Sales Office on 01451 830383 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.