

Limetrees, Chilton, OX11 0HY

£499,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS


KEYS
MOCHA
ESPRESSO
2oz
CHOCOLATE 2oz
STEAMED
MILK 12







The Property

Situated within a quiet cul-de-sac in the sought-after village of Chilton, this impressive four-bedroom family home offers spacious and versatile accommodation arranged across three floors. The property has been extensively improved by the current owners, with stylish new bathrooms, upgraded fittings and finishes, and a beautifully landscaped rear garden enjoying uninterrupted views across adjoining fields.

The ground floor comprises an entrance hall, cloakroom and generous living room, alongside a practical utility room incorporating a bespoke dog shower. The heart of the home is the impressive open-plan kitchen, dining and family room, providing an excellent space for everyday living and entertaining, with doors opening directly onto the rear garden.

The first floor offers three generously proportioned bedrooms, including a guest bedroom with fitted wardrobes and an en-suite shower room, alongside a beautifully updated family bathroom. Occupying the second floor is a substantial principal bedroom suite, complete with its own en-suite bathroom, creating a private retreat away from the main family accommodation.

Outside, the rear garden has been thoughtfully transformed, featuring two patio areas, raised planting beds and a bespoke outdoor kitchen, creating a wonderful setting for entertaining while enjoying the open countryside views. To the front, driveway parking leads to a useful store room.







Key Features

- Extended four-bedroom family home in quiet cul-de-sac
- Extensively improved with stylish bathrooms and upgraded finishes
- Impressive open-plan kitchen, dining and family room
- Principal bedroom suite occupying the entire second floor
- Landscaped garden with bespoke outdoor kitchen and countryside views
- Utility room with dog shower and driveway parking
- Council Tax Band: E
- EPC Rating: D







The Location

Chilton is a highly regarded South Oxfordshire village, situated at the foot of the Berkshire Downs and surrounded by attractive countryside. The village offers an appealing combination of rural tranquillity, a welcoming community and excellent access to nearby towns and transport connections. Local amenities include Chilton Primary School, a village pub, village hall and recreational facilities, while the surrounding countryside provides an extensive network of footpaths and opportunities for walking and outdoor pursuits. The nearby Ridgeway National Trail is particularly popular with walkers and cyclists.

The neighbouring village of Harwell offers additional amenities, while the nearby town of Didcot provides a comprehensive range of shopping, leisure and sporting facilities. The Orchard Centre is home to a variety of shops, cafés and restaurants, alongside a multiplex cinema and the Cornerstone Arts Centre.

Material Information
Tenure: Freehold - Heating: Oil-fired central heating - Windows: Double glazed. - Broadband: Basic and Superfast broadband services are reported as available, including BT services. - Mobile Coverage: Reasonable mobile coverage is reported across all major network providers. - Flood Risk: The property is situated within an area identified as having a very low risk of flooding.

Asbestos Information: The property was constructed prior to 2000 and may contain asbestos within certain building materials, including Artex finishes, vinyl tiles, sheet boards, corrugated roofing, pipework, lagging or insulation. These materials are generally considered safe unless disturbed; however, prospective buyers should seek their own professional advice. No asbestos survey has been carried out by the selling agent.

Approximate Gross Internal Area 1775 sq ft - 165 sq m

Ground Floor Area 845 sq ft – 78 sq m
First Floor Area 555 sq ft – 52 sq m
Second Floor Area 375 sq ft – 35 sq m



Ground Floor | First Floor | Second Floor

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
W thomasmerrifield.co.uk

THOMAS MERRIFIELD
SALES LETTINGS