
ESTATE AGENTS
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35 Chaundy Road, Tackley, OX5 3BN **Guide Price £650,000**

Beautifully presented throughout, a wonderful family home offering unusually extensive living space and set in a village with a wonderful community and good amenities.







Well-proportioned & energy efficient family home in excellent condition, set in a small culdesac backing onto open land. Four bedrooms (one en-suite), four receptions, ample parking plus garage, & a pleasant garden. Updated throughout & NO CHAIN

Tackley is a wonderful village with a great sense of community. For those who like a "proper" village pub, the Gardiner Arms is a popular freehouse in the centre, serving a fab Sunday lunch! And the village also owns and runs its own very successful shop. Unusually, the village has a main line railway station, with regular trains to and from Banbury, Oxford and London. And peaceful walks can be found across the lovely surrounding farmland or along the nearby Oxford Canal. Families are well supported with a pre-school OFSTED has rated outstanding, plus a Primary, and there are two fine secondary schools in close proximity.

In a village this popular, it can be quite a challenge to find a house that offers everything a family needs at an affordable price. This house is one of those few that fulfil the requirement. Having been in our clients' ownership for well over 30 years, in recent times they have completed a comprehensive schedule of improvement ranging from kitchen and bathroom, to all decor and flooring, electrics and even a new heating boiler. All of this was done for them to enjoy the house, not to sell it, and it shows as the work has been done to a high-quality. They are only leaving to downsize to another property in the same village!

From the porch, the hallway opens ahead of you, with a staircase rising away to a bright landing above. Immediately right, the downstairs toilet has been refitted with a smart suite including a vanity. Opposite, the sitting room is very generous, with a cozy wood burning stove neatly recessed into the chimney breast. And a broad window to the front offers a pleasing outlook across the front garden, with no neighbours immediately opposite. The living room is connected to the dining room behind through wide doors, an arrangement that makes both rooms feel bright and airy when needed, or completely separate. And the dining room is more than ample for day-to-day use as well as the most enthusiastic of Christmases.

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Through another set of doors, the conservatory is a pleasant surprise, fitted with modern heating and glazing hence the vendors use it all year round. From here, the view of the garden is really pleasant. Next door, the kitchen has been comprehensively reworked and reimagined. The units strike a neat balance between neutrality and style, with soft colours making it a warm and inviting place to be. A plethora of units run around four sides, complete with modern dishwasher, ovens, hob, even a breakfast bar. And with windows and a glazed door across the whole rear wall, you benefit from both excellent natural light and a pretty view of the garden. Next door one of the two garages has been converted to create yet another reception, used very effectively as a study and guest bedroom. The other garage is accessed via a door from the rear garden.

Upstairs, the landing leads off to all bedrooms. To the front, the smallest room is almost square, ideal as a study or probably child's room. Its neighbour is quite a bit larger, well lit through two windows, and with integrated storage it's a very useful double. It's a similar story with the final front-facing bedroom, well equipped with store cupboards and offering ample space as a really decent double.

And the main suite sits to the rear. The largest of all it also enjoys the best view, a delightful outlook across meadowland beyond the garden. More store cupboards ensure it's always going to be roomy and uncluttered, plus there's a refitted en-suite that's neat and stylish complete with a modern suite that includes a vanity. The main bathroom sits next door, fitted in a similar style albeit this time with a bath above which is a shower. Note there is an airing cupboard on the landing, and the loft hatch above opens into a really tall space that could potentially lend itself to conversion subject to consents.

Outside, the house sits near the end of a very quiet culdesac, with a broad lawned area between house and path. A parking are in front of the garage currently takes four cars quite easily, with the potential for more parking off street of desired. The garage sits behind this parking, fitted with power. Behind the house, accessed via a gate to the side, there's a terrace running across the back of the house for outside dining. Thereafter the lawn is broad as well; as a good length, flanked by various shrubs and flowers dotted among the borders. It's securely enclosed hence safe for animals and children, and beyond the rear hedge the view is of open land for quite some distance.



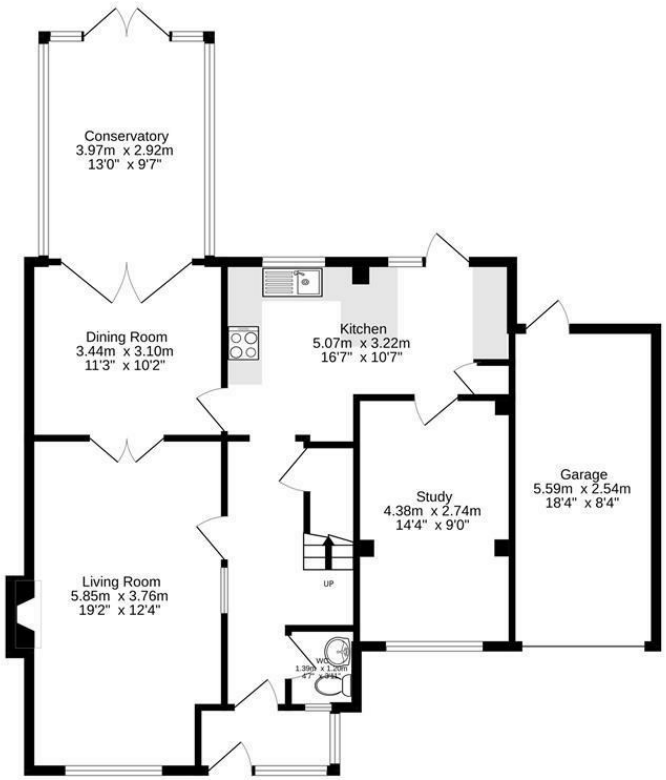




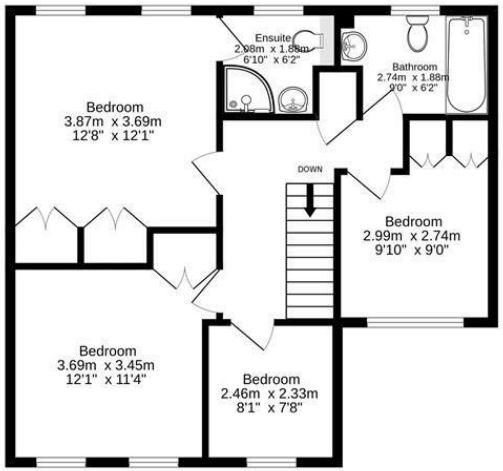




Ground Floor
95.1 sq.m. (1023 sq.ft.) approx.



1st Floor
60.8 sq.m. (655 sq.ft.) approx.



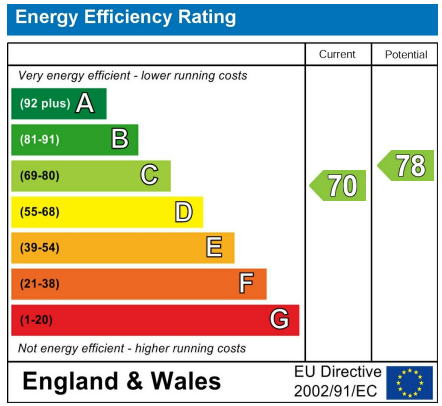
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TOTAL FLOOR AREA : 155.9 sq.m. (1678 sq.ft.) approx.

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Material Information QR Code:





Mains water, electricity, gas CH
West Oxfordshire DC
Council Tax band E
£3,058.90 p.a. 2026/27
Freehold

- Wonderful, popular village
- Living & dining rooms
- En-suite, bathroom & cloakroom
- Comprehensively updated
- Large study/reception
- Ample parking & garage
- Four bedrooms
- Sizeable conservatory
- Lovely, quiet garden

to discuss this property or to arrange a viewing please call, or drop us a line
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