



Main Street, Chilton, OX11 0RZ

£765,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

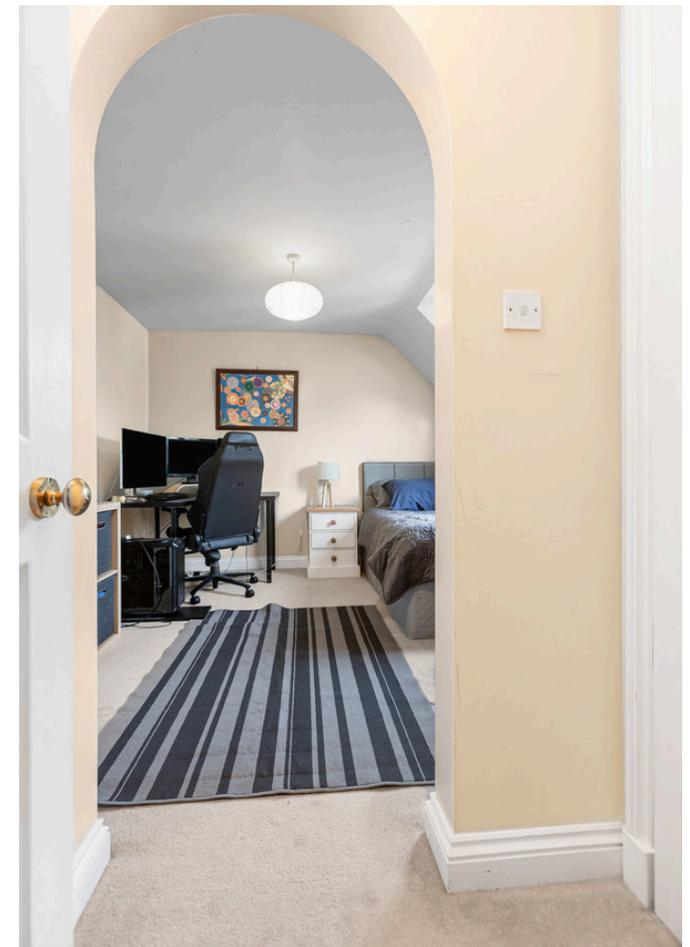
Offered to the market with no onward chain is this well presented, spacious four bedroom detached family home offering ample driveway parking, garage and a private and beautifully kept mature rear garden, located in the heart of the popular village of Chilton.

The property comprises of entrance hallway, study, cloakroom, modern kitchen breakfast room, which was refitted in 2019 with a separate utility room, dining room and a large living room with wood burner, both rooms with French doors leading out onto the patio area in the garden. On the first floor are four bedrooms, three of which being double rooms with an en-suite shower room to the principal bedroom refitted in 2019 and a tasteful family bathroom refitted in 2024.

Additional benefits include ample driveway parking, a single detached garage with light and power and a beautifully kept and private mature rear garden.

For the location, size and presentation to be fully appreciated a viewing is highly recommended.





Key Features

- A well presented and spacious four bedroom detached family home situated in the heart of Chilton village.
- Offered to the market with no onward chain.
- En-suite shower room to the principal bedroom.
- Modern and re-fitted kitchen breakfast room.
- Spacious lounge with wood burner and French doors out onto the garden.
- Beautifully kept mature rear garden.
- Ample driveway parking and single detached garage.
- Separate utility room.
- EPC Rating: C
- Council Tax Band: G

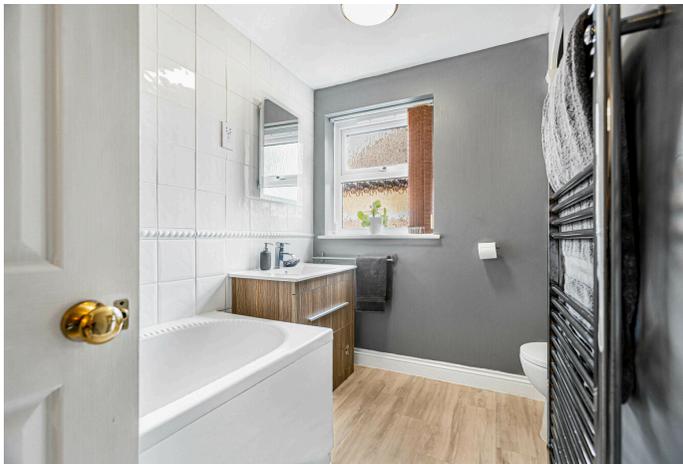


The Location

Chilton is a pretty and popular village at the foot of the Berkshire downs in a highly convenient location with excellent road links via the A34 to the North (Oxford & M40) and South (Newbury & M4). The village boasts an excellent primary school, pub and church and is just 1/2 mile from the Harwell Science Campus. Didcot is just 3 miles away and offers excellent shopping and leisure facilities together with a mainline train service from Didcot Parkway to London Paddington in approximately 45 minutes.

Some material information to note:

Tenure - Freehold. The property is of brick construction. The property is connected to mains water, electric and drainage with oil fired central heating. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates a fair mobile availability and mobile data is available with all major providers at this postcode. The government portal generally highlights this as a very low risk postcode for flooding. 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 are not aware of any adjacent planning consents that might affect value. For any further information relating to 'The Register of Title' then please contact the estate agent.



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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.

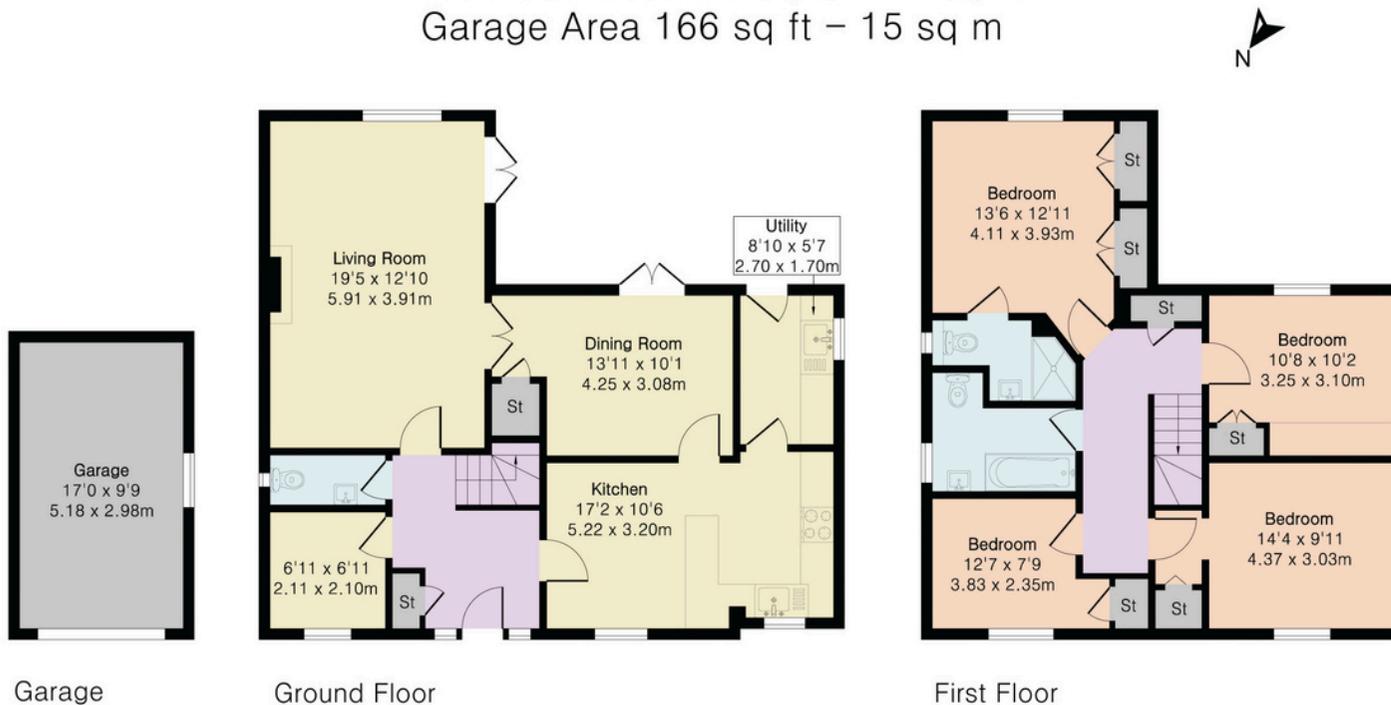
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 1474 sq ft - 137 sq m (Excluding Garage)

Ground Floor Area 794 sq ft – 74 sq m

First Floor Area 680 sq ft – 63 sq m

Garage Area 166 sq ft – 15 sq m



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