established 200 years

Tayler & Fletcher



1 The Stocks

, Chadlington, OX7 3UB

**Offers In Excess Of £525,000**

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# 1 The Stocks

## , Chadlington, OX7 3UB

*A two bedroom link-detached property, situated within an exclusive and highly sought-after development in the heart of the village, enjoying a pleasant outlook over an attractive green with countryside beyond.*

*Accommodation comprises entrance hall, cloakroom, utility, sitting room, dining room, kitchen, family bathroom, two double bedrooms (1 en suite).*

*Private driveway, detached double garage, rear garden.*

### Location

Chadlington is a highly regarded and attractive Cotswold village set within the rolling Oxfordshire countryside. The village benefits from a well-regarded primary school, village shop and café, public house (The Tite Inn), and a range of local clubs and activities. Chadlington is well positioned for access to Chipping Norton (approximately 3 miles), while the larger centres of Oxford (around 18 miles) and Witney (approximately 10 miles) provide a wider range of shopping, dining and leisure facilities. The village is also conveniently located for transport links, with mainline rail services available from nearby Charlbury station (around 3 miles away), offering direct connections to London Paddington, and good road access to the A44 for routes across Oxfordshire and beyond. The popular Diddly Squat Farm Shop is also within easy reach, along with Soho Farmhouse and Daylesford Organic.

### The Property

1 The Stocks is an attractive two-bedroom dormer-style home, constructed of Cotswold stone under a slate roof, ideally situated in the heart of a highly sought-after Cotswold village.

### Ground Floor

The front door opens into a spacious entrance hall, featuring a large cloakroom and a useful understairs storage cupboard. From here, doors lead to the dining room/study and the sitting room, which enjoys a triple aspect, a stone fireplace housing a wood-burning stove, and a door opening onto the rear garden. The kitchen is well-appointed with a range of base and wall units, incorporating an integrated fridge/freezer, double oven, and dishwasher, with a door providing access to the garden. A utility room is conveniently located off the kitchen and offers plumbing for a washing machine. The ground floor is further enhanced by attractive beamed ceilings

### First Floor

Stairs from the entrance hall rise to the landing, which features an airing cupboard housing the hot water cylinder and useful shelving. The principal bedroom benefits from two built-in double wardrobes, an additional single fitted wardrobe, and a spacious en suite bathroom complete with both a bath and a separate shower cubicle. Bedroom two is a well-proportioned double room, also featuring a built-in double wardrobe.

### Outside

The property is approached via a private driveway leading to a double garage, which is equipped with an electric door, power, lighting, and a personnel door. A gate provides access to the private and enclosed rear garden. The garden is













beautifully enclosed by stone walling and features a variety of mature shrubs and trees, along with a paved seating area and an outside tap. To the front, the property enjoys a well-maintained lawn with established planting, overlooking an attractive green.

## Services
Mains water, drainage, gas, and electric. Gas fired central heating.

## Fixtures and Fittings
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

## Viewing
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

## What3words
///rationing.quirky.alleyway

## Local Authority
West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB

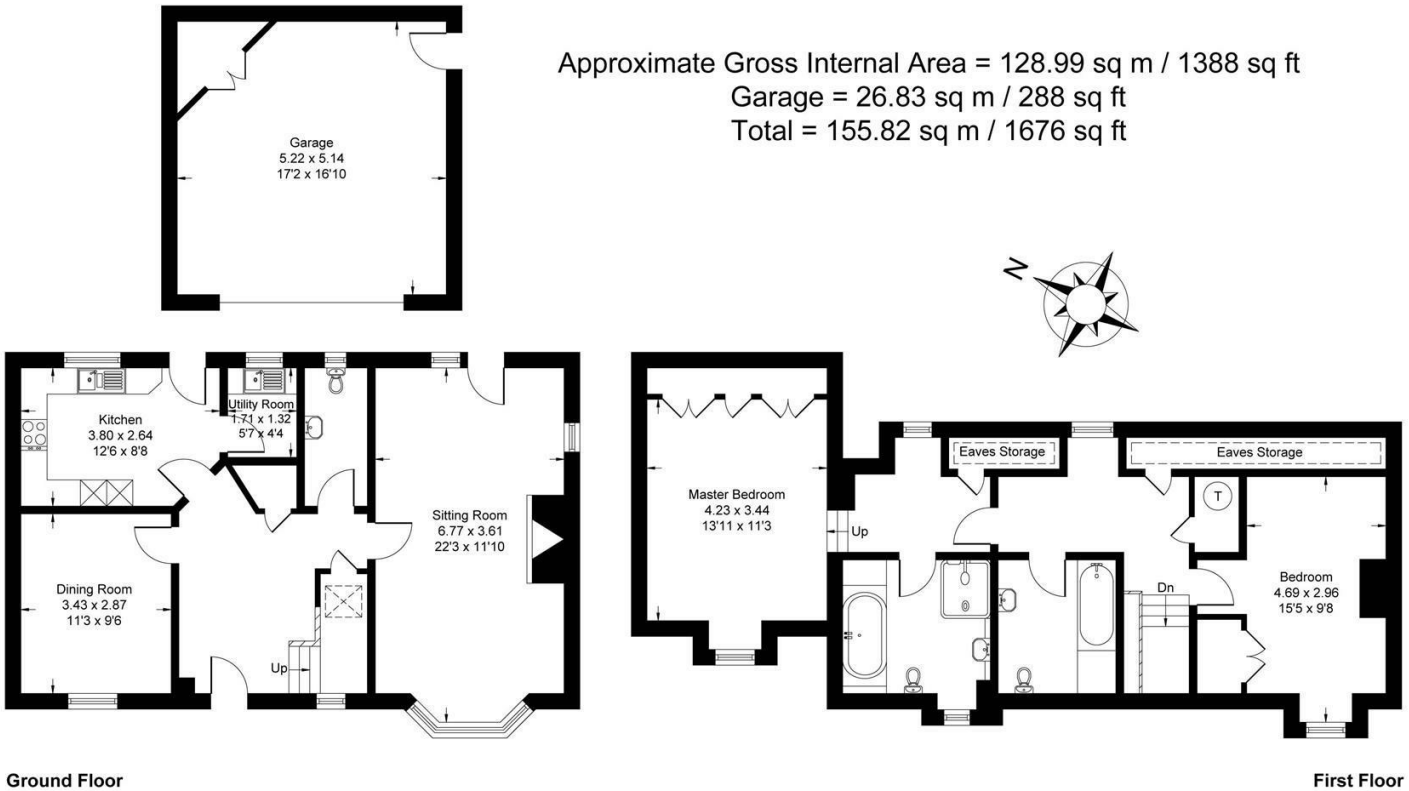
## Outgoings
Council Tax - Band E 2025/2026
£3,117.38

Service Charge - £782.25 per annum





## Floor Plan



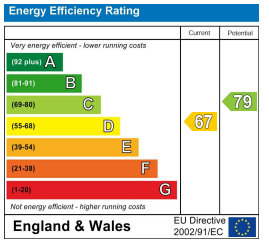

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used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

## Area Map




## Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS
Tel: 01608 644344 Email: cnorton@taylerandfletcher.co.uk https://www.taylerandfletcher.co.uk