



Townsend, Chilton, OX11 0SJ  
Offers In The Region Of £385,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Originally part of a former stable block associated with the Chilton House, having been sympathetically converted in recent decades into a two bedroom single-storey cottage.

The property occupies a pleasant location accessed directly from the private resident's car park via a private courtyard entrance.

The accommodation is arranged across one floor and offers an entrance hall, double bedroom, refitted shower room, kitchen with integrated fridge and freezer, a spacious sitting room with dining space and wooden French windows leading to the private lawned garden and a further bedroom.

To the rear of the property is an enclosed south east aspect garden laid to patio and lawn with closed board fenced borders with a gated rear access. There is a purpose-built garden room, complete with 25 year warranty, which lends itself perfectly as a hobby room or home office. To the front of the property is a private courtyard garden with access directly on to the resident's car park in which the property has two allocated spaces.





## Key Features

- Two allocated off street car parking spaces
- Stylish garden office with 25 year warranty
- Monthly management fee payable to Chilton House Management of £15
- Active planning permission for installation of Solar Panels
- Ideal location for swift access for the A34 north & southbound and with driveable distance to Didcot Parkway Train Station
- South facing rear garden
- EPC Rating: D
- Council Tax Band: B



## The Location

Chilton Village is well placed for access to Harwell Science Campus and the A34, which offers a fast access to Newbury and the M4 to the South and Oxford and the M40 to the North. Chilton Village is a popular village with a highly regarded primary school and thriving Village pub. Didcot is just 4 miles away and offers comprehensive shopping and leisure facilities and a main line rail connection to London Paddington in under 40 minutes.

Some material information to note: Electric heating, Mains water, electricity and drainage. The property has allocated resident parking. Ofcom checker indicates standard to superfast broadband is available; ultrafast could be restricted at this postcode. Ofcom checker indicates mobile availability is available with all major providers with the possible exception of no or limited data with `Three`. The government portal generally highlights this as an unlikely/low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. For details of any restrictive covenants please contacting the selling agent. 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 have not carried out a survey. Please be advised that though the property itself is not listed, it falls within the curtilage of the listed element of Chilton House in turn means relevant planning permission may be required.



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.

## Approximate Gross Internal Area 610 sq ft - 57 sq m (Excluding Outbuilding)

Outbuilding Area 60 sq ft – 6 sq m



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