established 200 years

Tayler & Fletcher



3 Church Lane

Spelsbury, OX7 3JR

Guide Price £550,000

3 1 2 F

3 Church Lane

Spelsbury, OX7 3JR

A charming three bedroom semi-detached Cotswold stone cottage, located in the sought after village of Spelsbury, within a 5 minute drive of Charlbury Station.

Accommodation comprises a dining room, sitting room, kitchen, ground floor bathroom, three bedrooms, front and rear garden, stone outbuildings.

Location

Spelsbury is a highly desirable village set within the heart of the Oxfordshire Cotswolds, surrounded by attractive countryside and sought-after villages and market towns. Charlbury is a charming market town situated approximately 3 miles from Spelsbury, and offers a co-operative supermarket, medical centre, veterinary surgery, library, pharmacy, public houses including the highly rated Rose & Crown, The Bull, The Bell, as well as a mainline railway station providing regular services to Oxford and London Paddington. Chipping Norton, approximately 5 miles from Spelsbury, offers a wider range of amenities, including a community hospital and health centre, leisure centre with swimming pool, golf club, cafés, restaurants and supermarkets, as well as a cinema and theatre. The town is also well served by highly regarded primary and secondary schooling. Spelsbury is well placed for access to Oxford (approximately 15 miles), Banbury (approximately 15 miles, with access to the M40), and Witney (approximately 10 miles). The area is also within easy reach of popular destinations including Soho Farmhouse, Daylesford, Estelle Manor, and Diddly Squat Farm Shop.

The Property

3 Church Lane is a Cotswold stone cottage, situated in the heart of the sought after village of Spelsbury. The front door opens into a dining hall, which leads to a useful store room and sitting room. The sitting room features a traditional stove and a large storage cupboard. To the rear of the property is the kitchen, fitted with a cooker and hob, with access to the rear garden. Off the kitchen is a bathroom fitted with a wash basin and WC.

A spiral staircase leads to the first floor and features exposed timber floor boards, and comprises a large principal bedroom and two further double bedrooms.

Outside

The property benefits from well-maintained front and rear gardens, predominantly laid to lawn and enclosed by box hedging and traditional dry stone walling. The rear garden enjoys a lovely outlook over the neighbouring paddock and also features a useful stone outbuilding, currently utilised by the owner for storage.

Services

Mains electricity, water and drainage are connected. Electric storage heaters.

Local Authority

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire OX28 6NB.

Council Tax

Council Tax Band D. 2026/2027 £2509.46.













What3Words
///torch.iron.elsewhere

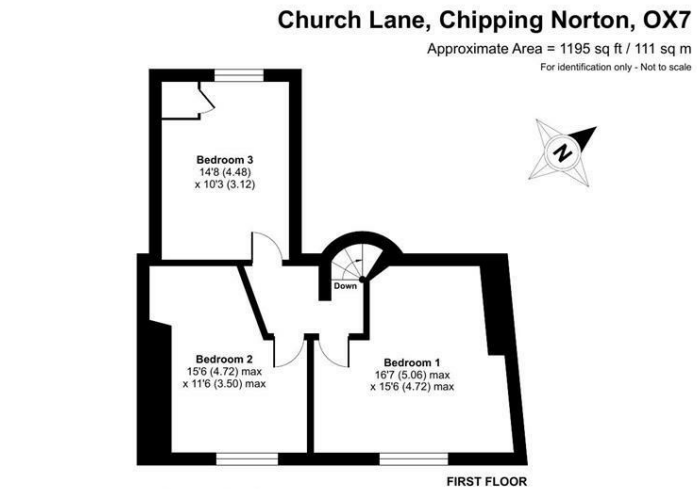
Viewing
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

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.

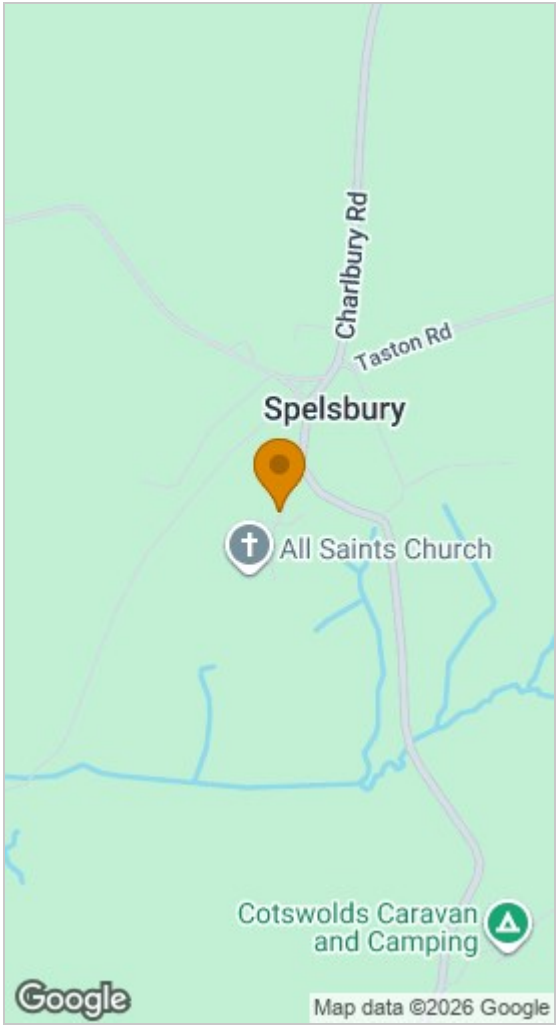




Floor Plan

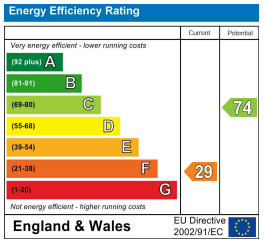


Area Map



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