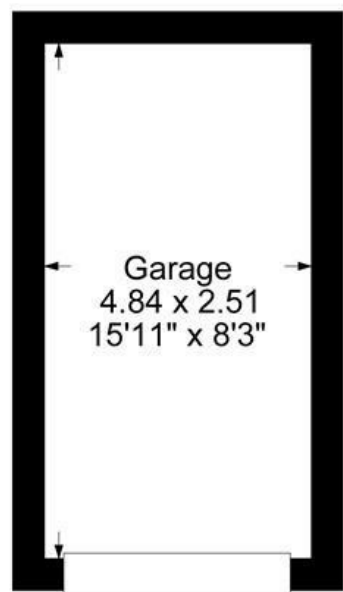


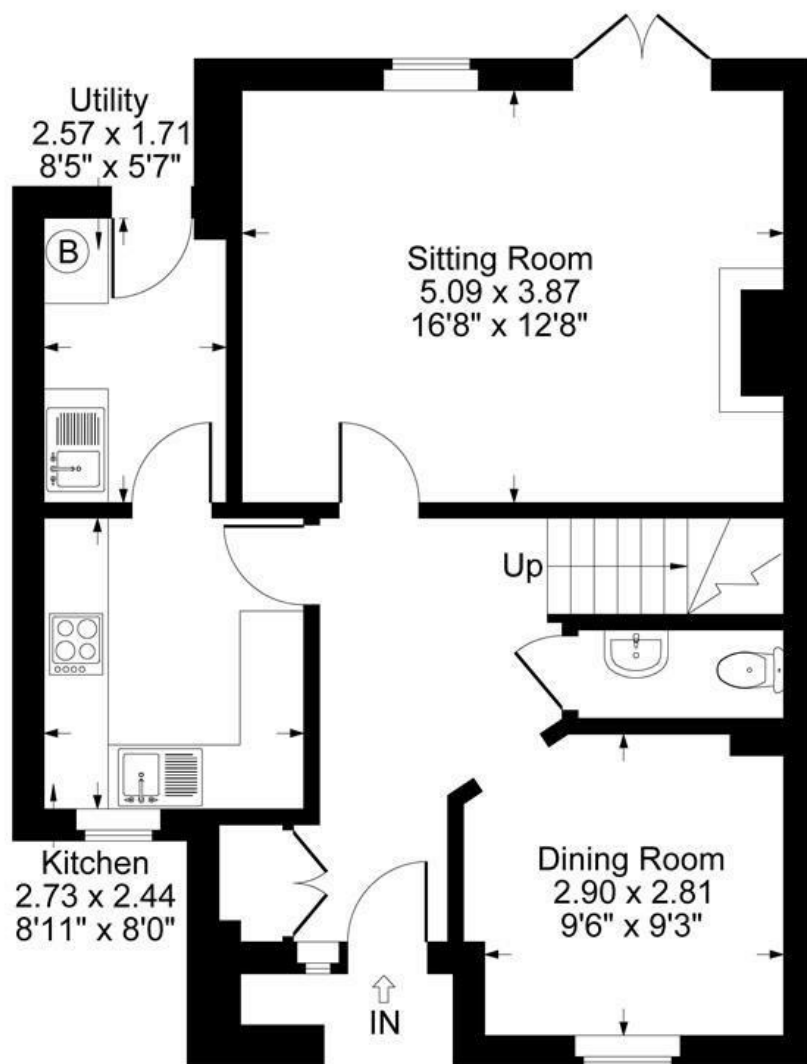


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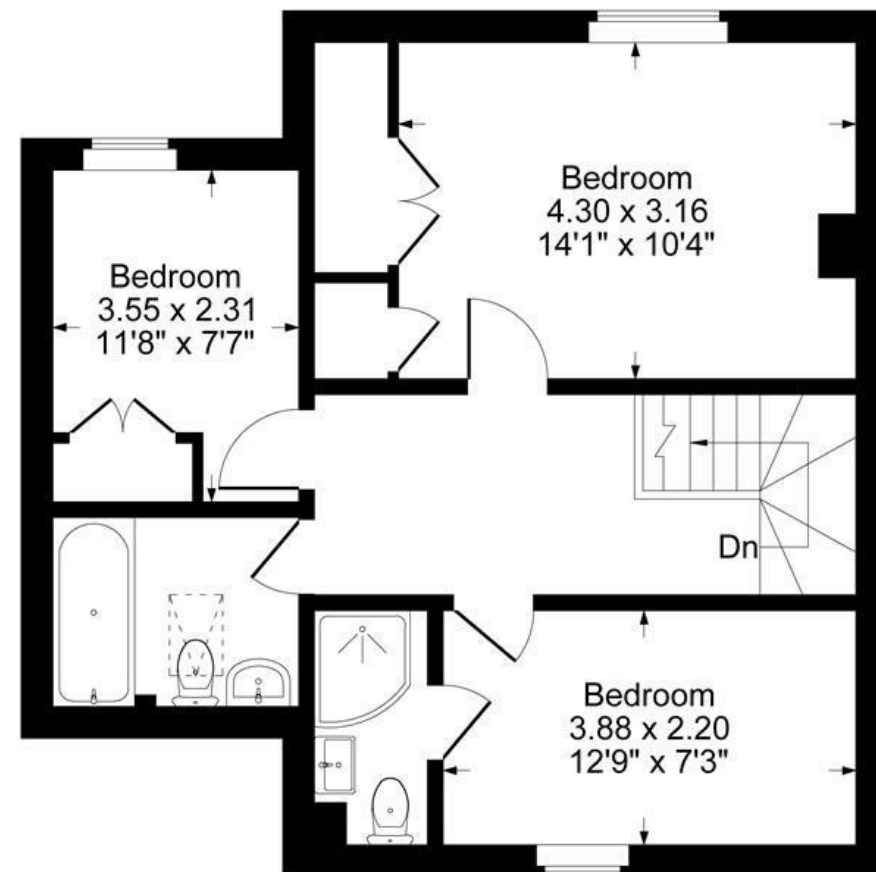
Rawlinson Close, Chadlington



Garage



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 53.78 sq m / 579 sq ft
First Floor = 50.77 sq m / 547 sq ft
Garage = 12.14 sq m / 131 sq ft
Total Area = 116.69 sq m / 1257 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

Set in a peaceful cul-de-sac in the heart of Chadlington, is a well-proportioned three-bedroom home offering bright, comfortable living and countryside views.

A covered porch leads into a spacious, tiled entrance hall. To the right is a dining room, and to the left a practical kitchen fitted with a freestanding cooker with gas hob. Beyond the kitchen, the utility room provides additional space with a sink, plumbing for a washing machine and dryer, room for a fridge freezer, and a door opening to the garden. There is also a useful WC under the stairs.

At the rear of the house, the sitting room is a generous and light filled space with a stone fireplace and patio doors leading out to the garden.

Upstairs, there are three bedrooms, one with an ensuite shower room, and a family bathroom with a shower over the bath. All bedrooms enjoy countryside views.

The rear garden is designed for easy maintenance with a patio and lawn, and there is gated side access to the front. The property also benefits from off-street parking and a single garage.

Situation

Chadlington is a picturesque village nestled in the Oxfordshire Cotswolds, surrounded by rolling countryside and within the Cotswolds Area of Outstanding Natural Beauty. It has long attracted those looking for a quieter, rural lifestyle while still wanting good access to Oxford, London and nearby towns. The village offers a strong sense of community along with useful amenities including a local shop, café, pub, primary school and village hall.

Mainline rail services are available from nearby Charlbury (Oxford approx. 20 minutes, London Paddington approx. 70 minutes), making it a practical base for commuters.

Chipping Norton is around 3 miles away, with a wider selection of shops, schools and services, while Oxford is approximately 18 miles by road.





1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808