



15 South Row, Chilton, OX11 0RT

£375,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A stylish and beautifully presented three bedroom end terrace house comprehensively refurbished and updated throughout fronting a quiet lane that leads to the Ridgeway in this thriving and popular South Oxfordshire.

Dating from the late 1970's this well-proportioned house features an impressive 5.3 m (17'6") newly fitted kitchen/dining room, separate utility room, generous sitting room, three bedrooms and a stylish newly fitted bathroom. Of particular note is the Air Source central heating system using the latest green energy technology.

The full update of the house has included re-plastering throughout, re-skimmed ceilings, new skirtings and internal doors and new flooring throughout to create an "as new" feel.

Other points of note include UPVC double glazed replacement windows and doors and an updated electrical installation. There is an enclosed private garden to the rear and private allocated parking.

Some material information to note: Mains water, gas, electrics, mains drains. Offcom checker indicates standard to superfast broadband is available at this postcode. Offcom checker indicates mobile availability at this postcode is available with the majority of providers. The government portal generally highlights this postcode as a very low risk flood area. We are not aware of any planning permissions in proximity which would negatively affect the property. 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.





Key Features

- Newly fitted kitchen dining room
- Utility Room
- Three bedrooms
- Stylish bathroom
- Allocated car parking to rear
- Enclosed rear garden
- Green energy air source heating
- Double glazed replacement windows
- Council Tax Band: C

The Location

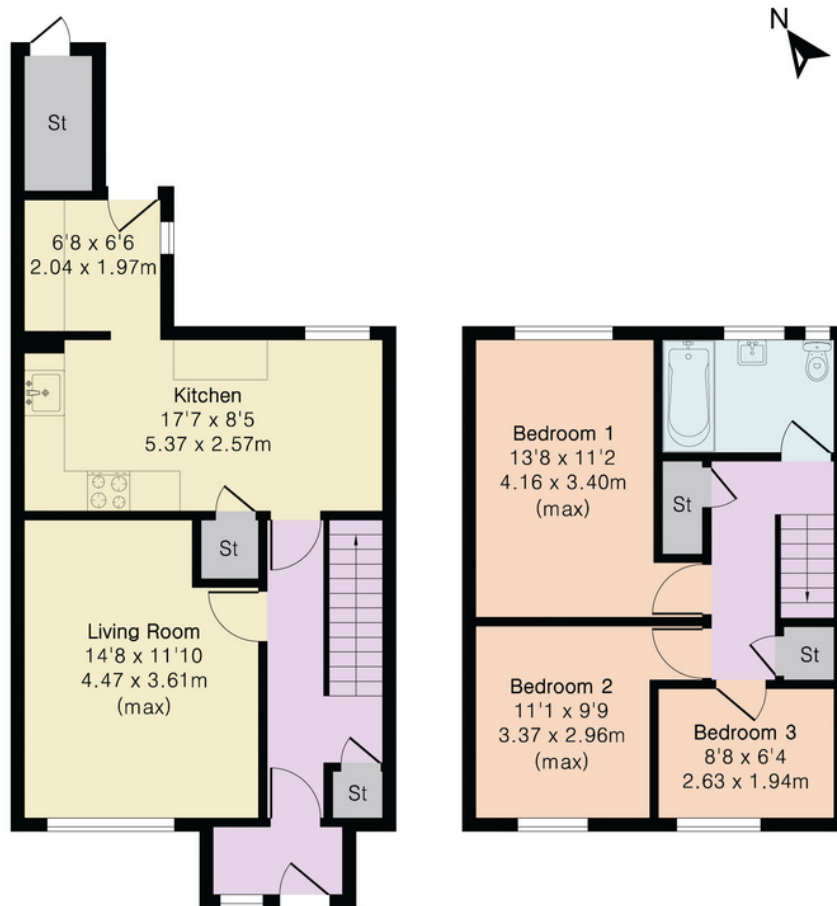
South Row is a no-through lane leading to the Berkshire Downs and The Ridgeway made up of a variety of individual properties of varying design. Chilton is a pretty and popular village at the foot of the Berkshire downs in a highly convenient location with excellent road links via the A34 to the North (Oxford & the M40) and South (Newbury & M4). The village boasts an excellent primary school, a busy village 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.



Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 508 sq ft – 47 sq m

First Floor Area 414 sq ft – 39 sq m



Ground Floor

First Floor

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.

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