established 200 years

Tayler & Fletcher

17 Rawlinson Close

Chadlington, Chipping Norton, OX7 3LN

Guide Price £425,000

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17 Rawlinson Close

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A detached two-bedroom bungalow, ideally situated in the heart of this highly regarded village, requiring some updating and offered for sale with no onward chain.

The accommodation comprises an entrance hall, cloakroom, spacious sitting room, kitchen/dining room, family bathroom and two well-proportioned double bedrooms. Externally, the property benefits from front and rear gardens, together with a detached double garage.

Location

Chadlington is a highly regarded and attractive Cotswold village situated in Area of Outstanding Natural Beauty (AONB) in the Evenlode Valley. The village benefits from a well-regarded primary school and children's playground, village shop CQF (Chadlington Quality Foods) and the very friendly Café de la Poste, (also a newsagent, and wine store), Slatters (a long established butcher), a public house (The Tite Inn) selling local beers produced by Chadlington Brewery, and a range of local clubs and activities. Chadlington is well positioned for access to Chipping Norton (approximately 3 miles), and Burford (9 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. London is less than 2 hours drive from Chadlington. The popular Diddly Squat Farm Shop is also within easy reach, along with Soho Farmhouse and Daylesford Organic.

The Property

17 Rawlinson Close offers spacious lateral living and occupies a desirable position on the edge of a quiet cul-de-sac, within a stone's throw of the village's wide range of amenities. The front door opens into a welcoming entrance hall, providing access to the cloakroom and kitchen/dining room. The kitchen is fitted with a range of wall and base units, with plumbing for a dishwasher and washing machine, and an integrated hob and oven with grill. The generously proportioned sitting room is centred around a stone fireplace which houses a wood-burning stove. A door leads directly from the sitting room to the front garden. From the sitting room, a corridor with useful airing cupboard leads through to the family bathroom and two double bedrooms. Both bedrooms benefit from fitted wardrobes, while the principal bedroom enjoys the additional benefit of French doors opening onto the rear garden's paved terrace. There is also a large loft space, currently providing excellent additional storage and offering potential for conversion, subject to the necessary planning permissions and consents.

Outside

The property benefits from both front and rear gardens, with access available

around the entire property. The front garden is principally laid to lawn and enclosed by a mature hedged border. The private rear garden features a block-paved terrace, with steps leading up to a lawned area surrounded by mature shrubs and trees. A further block-paved terrace provides an additional seating area and is complemented by a timber pergola. The property also benefits from a detached double garage, fitted with up-and-over doors, together with a pedestrian door providing convenient access directly into the garden.

Services

Mains water, electricity, and drainage. Electric Heating.

Council Tax

Council Tax band D. Rate Payable for 2026/2027 £2550.59.

Local Authority

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

What3Words

///libraries.honey.sparkles

Viewing

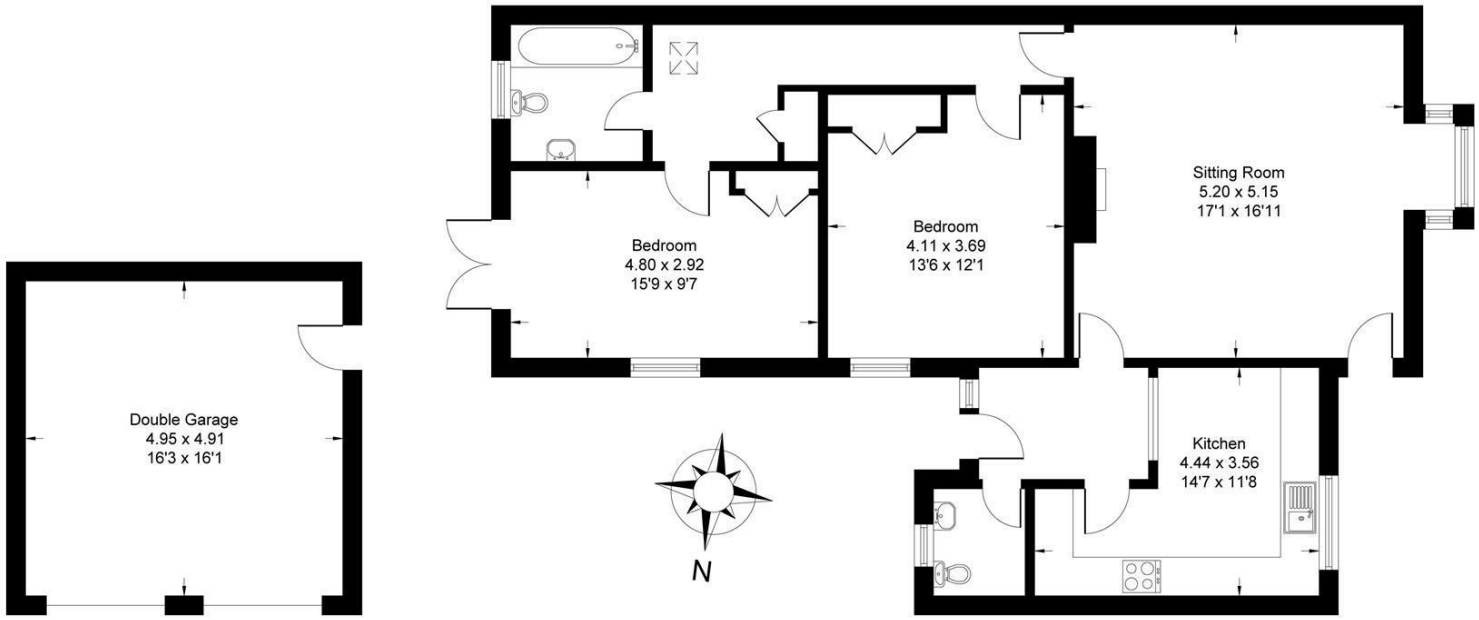
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Fixtures & 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

Approximate Gross Internal Area = 93.54 sq m / 1007 sq ft
Garage = 24.30 sq m / 262 sq ft
Total = 117.84 sq m / 1269 sq ft



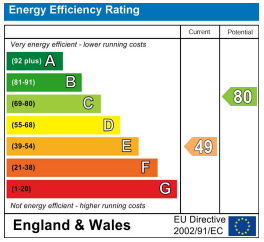
Garage **Ground Floor**

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.

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