



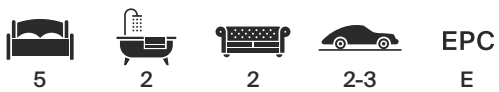
Chilson, Chipping Norton, Oxfordshire



The Property

Charming detached countryside cottage with beautiful gardens

The property is in the hamlet of Chilson, in the heart of the Evenlode Valley. Originating as two farmworkers cottages in the 1820s, the house was converted and extended in 2007 and now provides a spacious five bedroom home of character.



Local authority: West Oxfordshire District Council

Council tax band: F







The Property

You enter the property via a vaulted entrance hall with a galleried landing. Turning right, there are two generous intercommunicating reception rooms, one with a working fireplace and the potential to open up the second. This leads through to the extended open plan dining and kitchen, which covers eighty per cent of the width of the property, overlooking the well-tended gardens. There is a utility room with a butler sink and a downstairs cloakroom next to the back door. There is also a rear lobby with access to the wood store.

Two separate staircases lead to the first-floor bedrooms. On the first staircase, via the entrance hall, you will find two double bedrooms and a full family bathroom. At the other end of the property, the second staircase leads to three bedrooms and a second bathroom.

The property is accessed via a private no-through road. The rear garden is beautifully set out with herbaceous borders and a paved patio, which extends the full width of the property. There is a garden store and greenhouse, both less than a year old.







Location

Chilson is a small hamlet lying on the southern banks of the River Evenlode, to the west of Charlbury. Local amenities can be found three miles away in the town of Charlbury and include a primary school, doctors' health surgery, two highly regarded pubs/restaurants, a post office and two small supermarkets.

Further facilities can be found at Chipping Norton and Witney, where a more extensive range of shops can be found, together with secondary schools. Communications to the area are good with trains from Charlbury to London Paddington taking about seventy minutes. The A44 and A40 are both about seven miles away.

Distances:

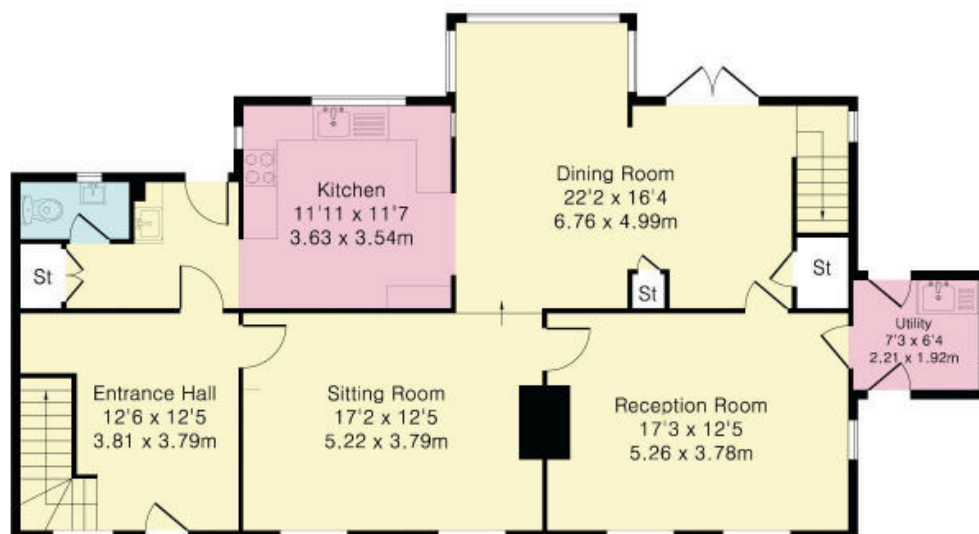
Charlbury 3 miles (mainline station to London Paddington in 70 minutes). Chipping Norton 6 miles. Oxford 19 miles (Distances and times approximate)







Approximate Gross Internal Area 2125 sq ft – 198 sq m
 Ground Floor Area 1191 sq ft – 111 sq m
 First Floor Area 934 sq ft – 87 sq m



Ground Floor



First Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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