

established 200 years

Taylor & Fletcher

THE STABLES
West End, Chadlington



Chipping Norton, 3.6 miles Charlbury Rail Station, 3.1 miles Witney, 11.2 miles Oxford 18.8 miles, Banbury (M40 junction 11) 16.3 miles

**The Stables
West End
Chadlington
Oxfordshire
OX7 3NJ**

A UNIQUE OPPORTUNITY TO PURCHASE A SINGLE STOREY BARN CONVERSION WITH PERIOD FEATURES AND ENCLOSED GARDEN AND PARKING IN A CENTRAL VILLAGE LOCATION.

- Central village location
- Single storey
- Barn conversion
- Exposed stone & beams
- Wood burner
- Three bedrooms
- Bathroom & ensuite
- Sitting room
- Kitchen diner
- Parking & garden

Guide price £450,000

VIEWING Strictly by prior appointment through

Taylor & Fletcher

Tel: 01608 644 344

LOCATION

Chadlington is an idyllic Oxfordshire Cotswold village in an Area of Outstanding Natural Beauty, twixt the market towns of Chipping Norton and Charlbury, the latter has a mainline rail service to Oxford and Paddington, journey times approximately 16 and 75 minutes respectively. This thriving village has a public house, general store, family butcher, church, and primary school. Nearby Chipping Norton has an extensive range of National and Independent Retailers, Bank and Professional Services, Health Centre, Swimming Pool and Leisure Centre, Golf Course, Theatre, and excellent Primary and Secondary Schools.

THE PROPERTY

Single storey barn dating back to the 1840's and converted in the 1970's to provide a charming property with period features including exposed stone and beams throughout. The property is in a central village location tucked away from road. It has a light and airy feel and has the benefit of gas fired central heating throughout. The rear garden is completely enclosed and houses a large wooden cabin with power and light suitable for extra accommodation or working from home.





ACCOMMODATION

Comprises entrance hall, fully fitted kitchen diner, sitting room with open fireplace and fitted wood burner, family bathroom, three bedrooms with ensuite to the master. Inner hallway with door to rear garden. Outside to the front is an area of hard standing with parking for two gardens and lawned area with mature shrubs and plants, space for shed. The rear garden is enclosed on all sides with pedestrian gate to side and is mainly laid to lawn with paved patio area. There is a large timber cabin with power and light which has been used as extra accommodation and a work space.



SERVICES

Mains water, electricity, gas and drainage are connected.



LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 861000



COUNCIL TAX

Band D



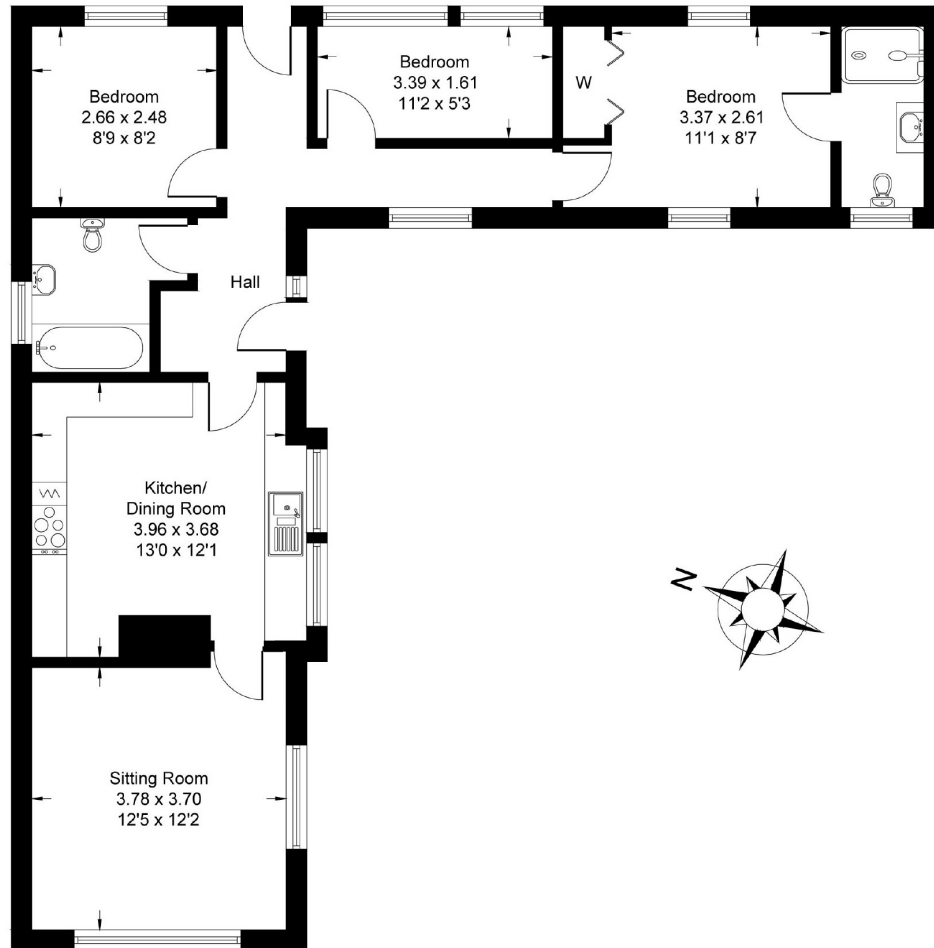
TENURE

The property is freehold.



VIEWING

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



Approximate Gross Internal Area = 73.87 sq m / 795 sq ft

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.

Energy performance certificate (EPC)

THE STABLES
WEST END
CHADLINGTON
OX7 3NJ

Energy rating

E

Valid until 23 February 2031

Certificate number

6239-3022-4000-0057-

4222

Property type Semi-detached bungalow

Total floor area 73 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/6239-3022-4000-0057-4222> 24/02/2021



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