



**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



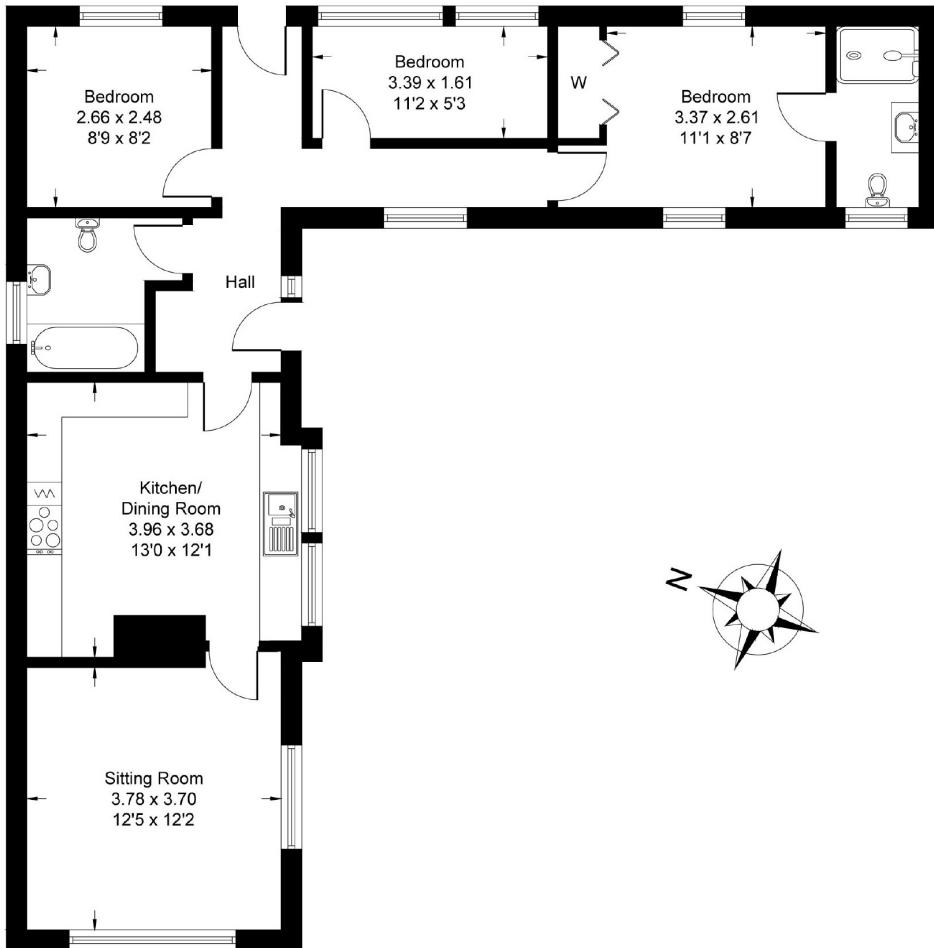
## TENURE

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/6239-302...> 24/02/2021



Tayler & Fletcher and any Joint agents for themselves and for the Vendors of the property whose Agents they are, give notice that (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or agent of or consultant to Messrs Tayler & Fletcher has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. A list of the partners of Tayler & Fletcher LLP is available at each Tayler & Fletcher Office.

