



Horsa Lane, Chilton, Oxfordshire. OX11 0UE

Horsa Lane, Chilton

Hodsons are delighted to market this exceptional David Wilson built executive detached home approaching 2000 square foot. Occupying a particular sought after position on the Chilton Dene Development overlooking covenant protected green open space and close to Chilton Primary School. EPC RATING A

Ground floor accommodation comprises of bright and airy entrance hall with a cloakroom, understairs storage and doors to all ground floor rooms; front aspect living room, spacious study, further reception room / family room and the fully fitted kitchen / dining room with matching utility room. The high specification kitchen benefits from stylish granite worktops, double oven, a full range of AEG integrated appliances and double doors onto the rear garden.

The first floor provides a galleried landing with scenic views, an impressive master bedroom with built in triple wardrobe and three piece en-suite bathroom. Three further well-proportioned bedrooms and a three piece family bathroom.

The exterior offers a detached garage with ample driveway parking and an electric car charge point. The good size rear garden is mainly laid to lawn with patio area, gated side access and courtesy door into the garage.

Constructed in 2014 by award winning developer David Wilson Homes. This immaculately maintained home benefits from un interrupted views overlooking covenant protected green space, a highly coveted "A" energy efficiency rating, gas radiator central with energy efficient Hive active heating dual zoned control and owned solar panels.



- Many energy efficient features : EPC Rating A
- Attractive David Wilson executive detached home
- Immaculately maintained & well-presented throughout
- Prime position, on the edge of the sought after Chiltern Fields Development
- Scenic views overlooking covenant protected greenspace
- Detached garage with electric car charge point
- Fully fitted kitchen/ breakfast room with granite worktops, double oven & AEG appliances
- Impressive master bedroom with three-piece en-suite bathroom

Chilton is a popular village with a church, a village pub and active village hall with many clubs and societies. There is also a highly regarded primary school and nursery. The village is situated on the edge of the Berkshire Downs with lovely walks through the village and surrounding countryside. Didcot is just four miles away and offers an excellent range of shopping and leisure facilities, together with a fast rail service from Didcot Parkway to London Paddington in under forty five minutes. The village is well placed for Harwell Science and Innovation Campus just a few minutes away, easy access to the A34 by the Chilton slip road to the south for Newbury and the M4, junction 13 and the North for Milton Park, Abingdon, Oxford and the M40, Junction 9.

4		Bedrooms	Council Tax Band: G
3		Receptions	Tenure Freehold
2		Bathrooms	EPC Rating A

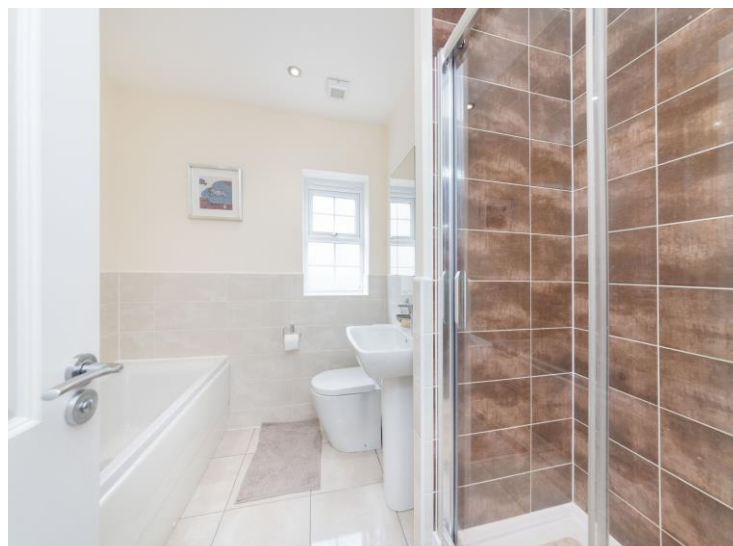


Prime position, on the edge of the sought after Chiltern Fields Development, with scenic views overlooking covenant protected greenspace



Fully fitted kitchen/ breakfast room with granite worktops, double oven & AEG appliances plus matching utility room







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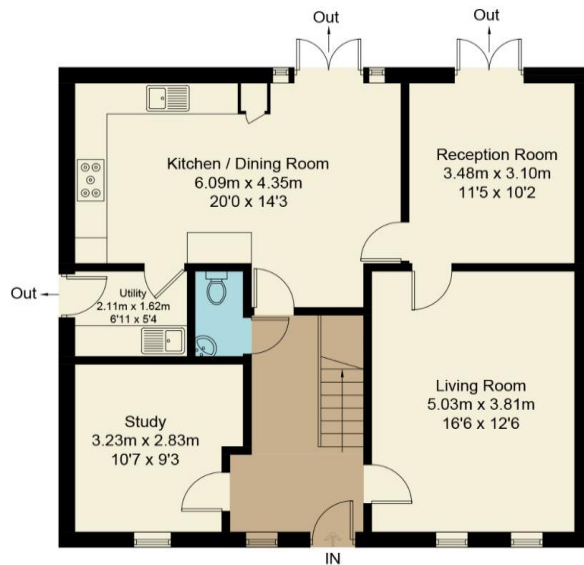
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Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft

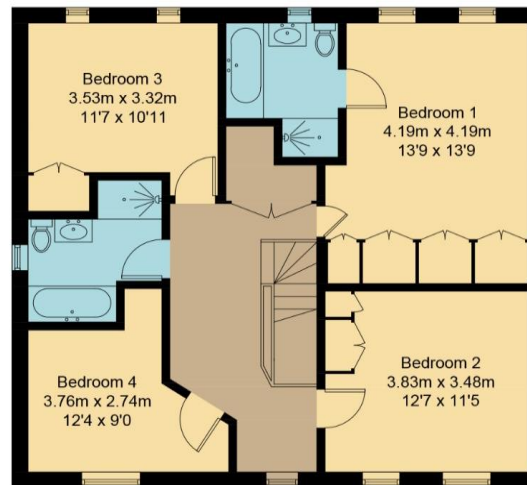
Garage = 17.9 sq m / 192 sq ft

Total = 181.2 sq m / 1950 sq ft

Garden / Driveway Area = 241.6 sq m / 2601 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Floor plan produced in accordance with RICS Property Measurement Standards.
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220 Broadway, Didcot,
Oxfordshire, OX11 8RS

T: 01235 511406
E: didcot@hodsons.co.uk

www.hodsons.co.uk

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