

**3 NEW HOUSE YARD, SALFORD,
CHIPPING NORTON OX7 5YX
OIEO £215,000**



**A CHARMING TWO BEDROOM COTSWOLD STONE COTTAGE
IN A QUIET VILLAGE SETTING.**

ENTRANCE PORCH, LIVING ROOM WITH WOOD BURNING STOVE, FITTED
KITCHEN, TWO BEDROOMS AND BATHROOM TO FIRST FLOOR,
ELECTRIC HEATING, DOUBLE GLAZING,
COTTAGE GARDEN WITH STONE OUTBUILDING.

Salford is a small village situated approximately one and a half miles west of Chipping Norton in an area of outstanding natural beauty and offering easy access to the surrounding countryside through a wide range of public footpaths.

Salford has a remodelled Norman church, a village hall and public house and offers convenient access to the market towns of Chipping Norton, Moreton in Marsh and Stow on the Wold. For rail connections the Oxford/ London Paddington line can be found in the nearby village of Kingham.

Directions: From our office in Chipping Norton follow the road down the hill towards Evesham and Moreton in Marsh, after approximately a mile and a half take the right hand turning to Salford village follow the road down the hill and at the T junction turn right and immediately left into Cooks Lane. Continue up the hill passing the green/children's playground on the right and New House Yard, which is a narrow track, can be found on the left just after small triangular area of grass. Follow this track and the cottage can be clearly identified by a King and Woolley For Sale board with the front door located to the rear.

ENCLOSED PORCH: 3'5" x 3'2"

With timber glazed door and windows over dwarf stone wall under a pitched slate roof with inner door to:

LIVING ROOM: 19' x 10'8"



A double aspect room with wood burning stove in addition to electric storage heating, window seat to garden, timber latched door to staircase, further access to:

KITCHEN: 13'5" x 6'



Window seat to front with garden view, range of fitted cupboard and drawer units with work surfaces over, integrated oven, hob and fridge, further appliance space, easy clean timber style flooring, timber latched door to walk in larder/utility cupboard with light.

STAIRCASE TO LANDING:



Window to front, old elm latched door to airing cupboard with hot water tank, further timber latched doors to all other rooms.

BEDROOM 1: 12'7" x 10'7"



BEDROOM 2: 13'5" x 6'



A good sized room with window seat overlooking garden, electric storage heater.

Window overlooking garden.

BATHROOM: 7'5" x 5'5"



A white suite having shaped bath with wall mounted shower, low level WC, wash hand basin with storage cupboard under, heated towel rail, window to side.

OUTSIDE:

REAR:

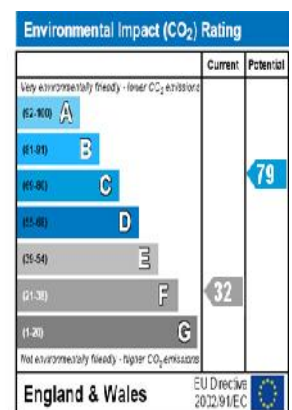
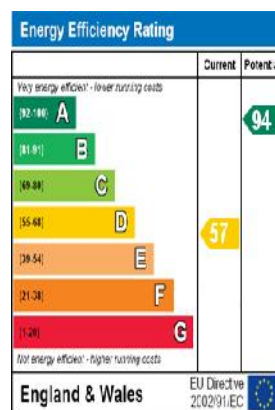


Cottage garden affording a right of access to the neighbouring cottage with stone outbuilding measuring 9' x 7' providing useful storage and maybe an option for conversion.

FRONT ASPECT:



No through lane, side access to front of cottage and garden, enclosed entrance porch.



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