



**CANDLEMAS, WEST END,
CHADLINGTON OX7 3NJ**

BEST OFFERS BASED ON £325,000



A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH LOVELY VIEWS SITED AT THE CENTRE OF THIS PRETTY AND WELL SERVED COTSWOLD VILLAGE.

GROUND FLOOR: HALL, WC, DINING ROOM/BEDROOM 3, LIVING ROOM WITH OPEN FIREPLACE, KITCHEN, BREAKFAST/GARDEN ROOM. **FIRST FLOOR:** TWO BEDROOMS, LARGE BATHROOM, LARGE ATTIC SPACE. **OTHER DETAILS:** GAS CENTRAL HEATING, DOUBLE GLAZING, GARDEN TO FRONT, SIDE & REAR, GARAGE.

OFFERS POTENTIAL TO EXTEND EXISTING ACCOMODATION SUBJECT TO THE USUAL APPROVALS.

Chadlington has the perfect combination of facilities including a village shop/bistro, a highly regarded delicatessen, a local school, a recently reopened country Inn, a sports and social club, a regular bus service and a mainline rail service for Oxford /Paddington at nearby Charlbury. The village is also conveniently located for access to the nearby Cotswold Market town of Chipping Norton which as you might expect has more extensive facilities including its famous theatre.

HALL:

DINING ROOM/BEDROOM 3:



Could serve as a downstairs bedroom, double aspect.

WC: Low level WC, wash hand basin window.

LIVING ROOM:



A double aspect room with patio doors to garden.

KITCHEN:



Wall & floor mounted cupboard units with work tops over, inset sink & drainer, integrated oven & hob, further appliance space, window to garden, door to:

GARDEN BEDROOM:



A double aspect room with radiator & door to garden.

STAIRCASE: From hall with window to side.



BEDROOM: 12'x 9'5"



FIRST FLOOR LANDING:
Loft hatch accessing large attic space, walk in airing cupboard, further access to:

BEDROOM:



A very large double bedroom (with an opportunity to create two bedrooms) having a splendid rural view.

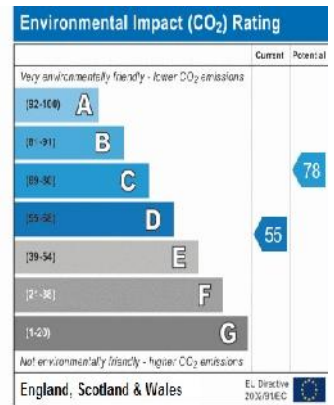
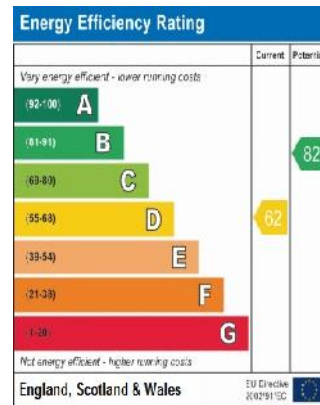
A double bedroom with lovely garden/countryside view, radiator.



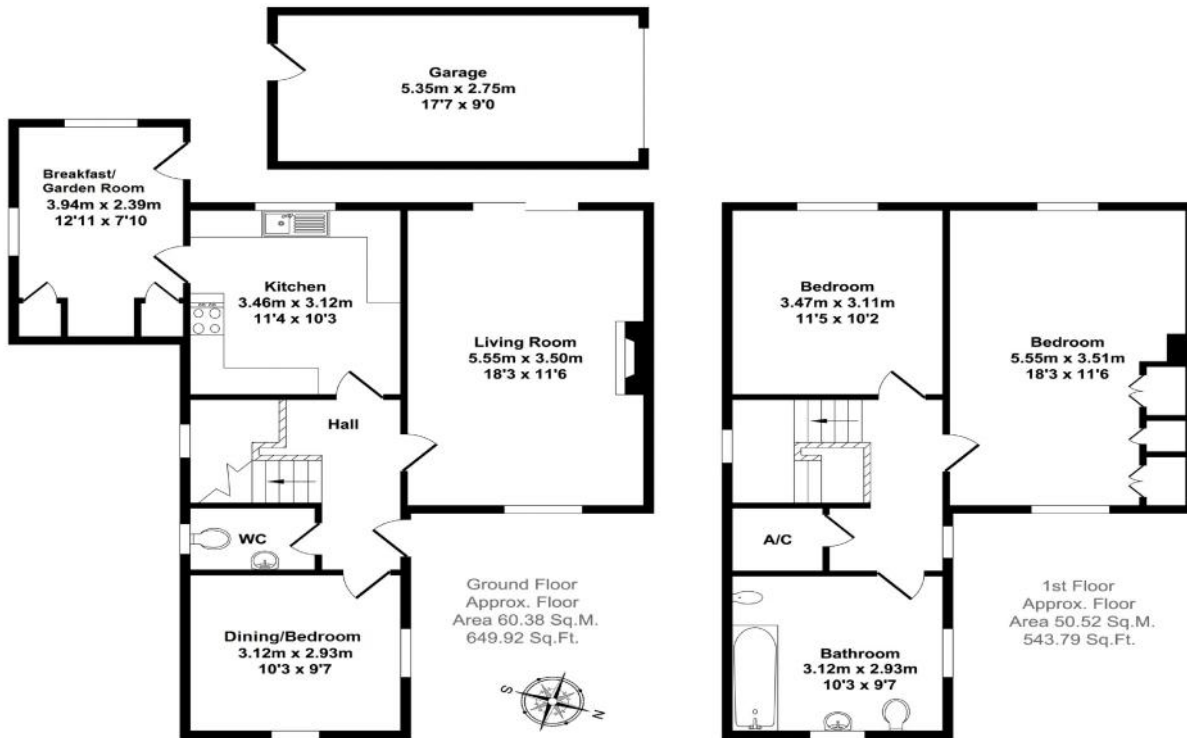
BATHROOM:
A large room with a three piece suite.



REAR GARDEN:



A mature & private cottage style garden with door to garage.



Total Approx. Floor Area 125.61 Sq.M. 1352 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given



Every effort has been made to ensure these particulars give a fair representation of the property, however we would draw your attention to the following: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor or Surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Measurements are approximate and any plans provided are not to scale. If any aspect of the property is of particular importance to you, please contact us and we shall endeavor to obtain information.



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