



**4 ASHCROFT CLOSE,
CHADLINGTON OX7 3NL
GUIDE PRICE: £295,000**



**A RECENTLY REFURBISHED THREE BEDROOM SEMI DETACHED HOUSE WITH CHARACTER
CENTRALLY SITUATED WITHIN THIS WELL SERVED & POPULAR COTSWOLD VILLAGE.**

THE ACCOMMODATION INCLUDES:

HALL, SITTING ROOM, OPEN PLAN FITTED KITCHEN/DINING/LIVING ROOM WITH WOOD BURNING STOVE,
WC, LARGE UTILITY/BOOT ROOM WITH DOOR TO GARDEN,
THREE BEDROOMS & BATHROOM TO FIRST FLOOR, CENTRAL HEATING, DOUBLE GLAZING,
GATED OFF ROAD PARKING, ENCLOSED FAMILY GARDEN.

Chadlington has the perfect combination of rural tranquillity & village services including a shop/bistro, a highly regarded delicatessen, a primary school, a country pub, 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.

FRONT HALL: Staircase to first floor, doors to:

SITTING ROOM:



A cosy room with window to front.

DINING/LIVING ROOM:



With tiled floor, wood burning stove, window to front, French doors to garden & open plan access to the kitchen.

KITCHEN:



With ceramic sink, wall & floor cupboard units, Integrated oven, hob, fridge/freezer, further appliance space, window x 2 to rear, under stairs storage cupboard, door to:



INNER REAR HALL:

Door to WC with window to rear, further access to:

UTILITY/BOOT ROOM:

With utility space, fitted cupboards, work tops, central heating boiler & door to garden.

FIRST FLOOR LANDING:



Window to rear, loft hatch to large attic space, further access to:

BEDROOM 1:



Built in wardrobe, window with a view toward open countryside.

BEDROOM 2:



Window with a view toward open countryside.

BEDROOM 3: With built in wardrobe.



BATHROOM:



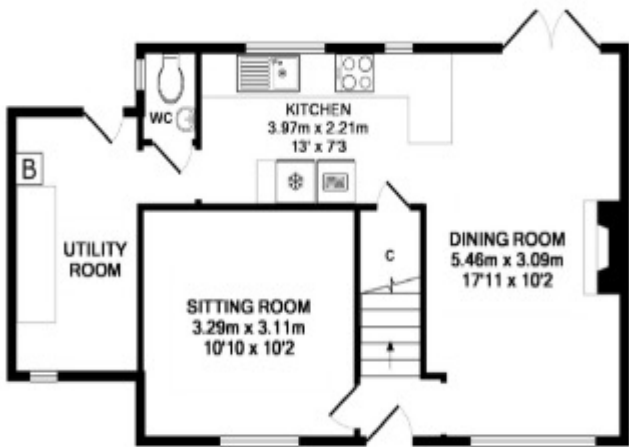
With bath/shower, low level WC, pedestal wash hand basin, heated towel rail & window to rear.

REAR VIEW:



With gated side access to front.

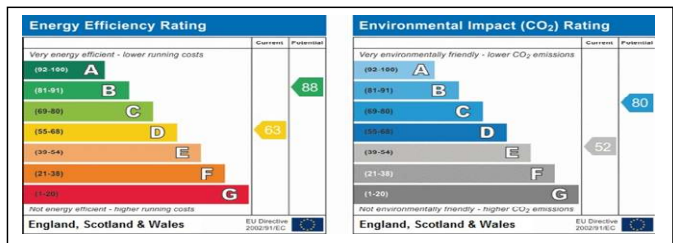
GARDEN:



GROUND FLOOR



FIRST FLOOR



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.