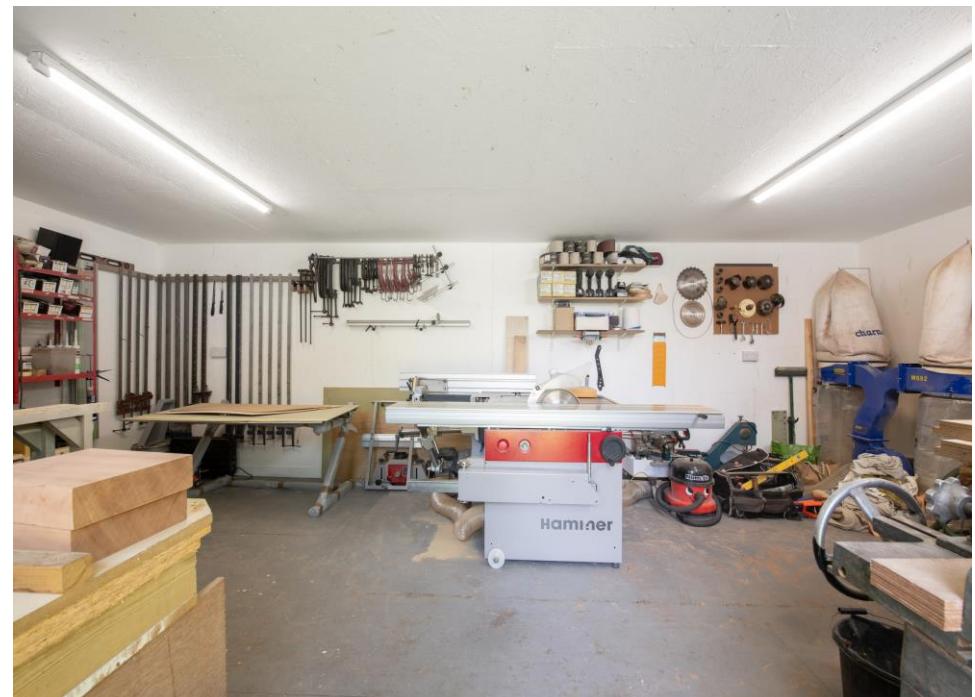




Colina Main Street
Chilton, Oxfordshire, OX11 0RZ

Occupying a particularly large and delightful garden which enjoys a private aspect, is this charming two bedroom character cottage with significant potential to extend at the rear, driveway parking, and excellent 23ft detached out building which provides flexibility for numerous different uses such as workshop, gym, office, or possible annex accommodation. The current owner has had some plans drawn up to extend the existing accommodation at the rear and to create a third bedroom, whilst feedback gave confidence this was feasible; the plans were not submitted. The current accommodation comprises entrance hall & study area with restored woodwork, refitted bathroom, lounge with inglenook fireplace & wood-burning stove, and farmhouse style kitchen-breakfast room with exposed stonework & vaulted ceiling leading onto the garden. On the first floor there are two generous bedrooms. To the side of the property is driveway parking. To the rear of the cottage is one of the property's most notable sales feature; a very generous lawned garden with private wooded boundary to the rear and which boasts a superb outbuilding with electric, water, and insulation. Colina is believed to date back to the 1800's and offers a wealth of character and original features. For the garden, outbuilding, and potential to be fully appreciated; the property must be viewed. Chilton is a charming South Oxfordshire village offering a highly rated primary school, village inn, and superb access to the A34, which offers excellent links to the M4 and M40. The nearby town of Didcot offers more comprehensive shopping and leisure facilities, together with an excellent rail connection to London Paddington, in approx. 40 minutes.





- Very large private garden
- Significant potential to extend and reconfigure subject to planning permission
- Located in the heart of this sought after South Oxfordshire village on a quintessential village street
- Particularly large & significant outbuilding; perfect for numerous uses such as workshop, annex, home office or gym
- Currently two bedrooms
- Driveway parking
- Character features
- Farmhouse style kitchen-breakfast room
- EPC rating: F
- Local Authority: Vale of White Horse District Council
- Council Tax Band: C
- Tenure: Freehold

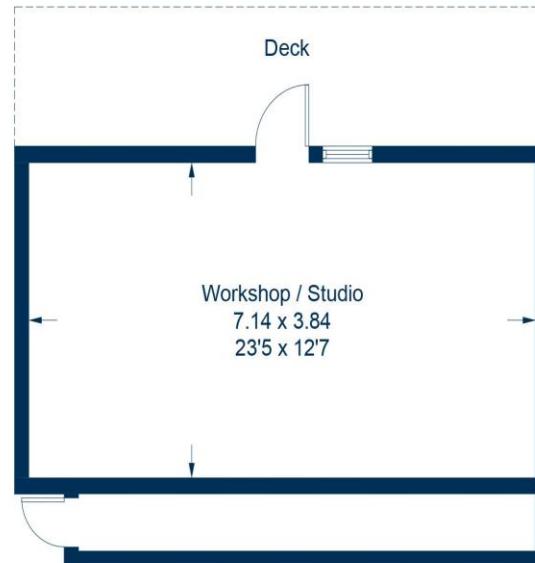
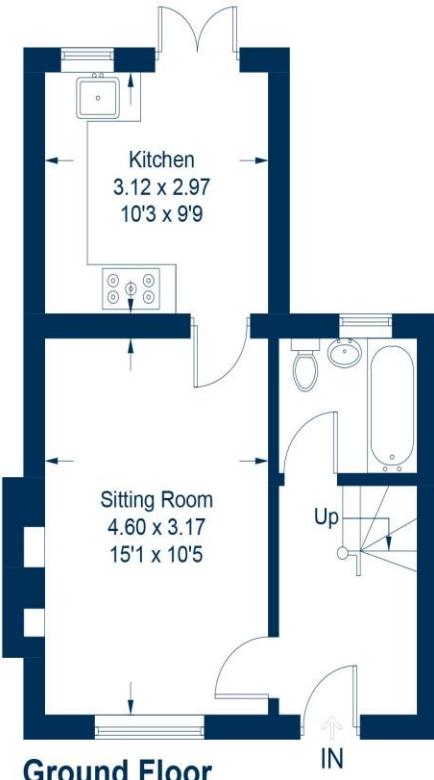
Approximate Gross Internal Area
 Ground Floor = 35.1 sq m / 378 sq ft
 First Floor = 24.1 sq m / 259 sq ft
 Workshop / Studio = 33.3 sq m / 358 sq ft
 Total = 92.5 sq m / 995 sq ft



THOMAS
MERRIFIELD

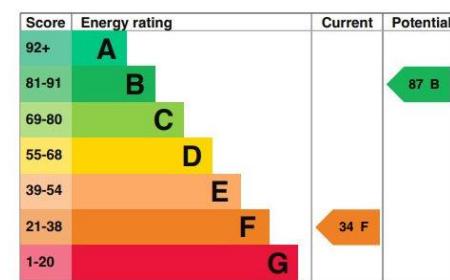
SALES LETTINGS

103 Broadway, Didcot, Oxon, OX11 8AL
 didcot@thomasmerrifield.co.uk
 Tel: 01235 813777



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd



Important Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.