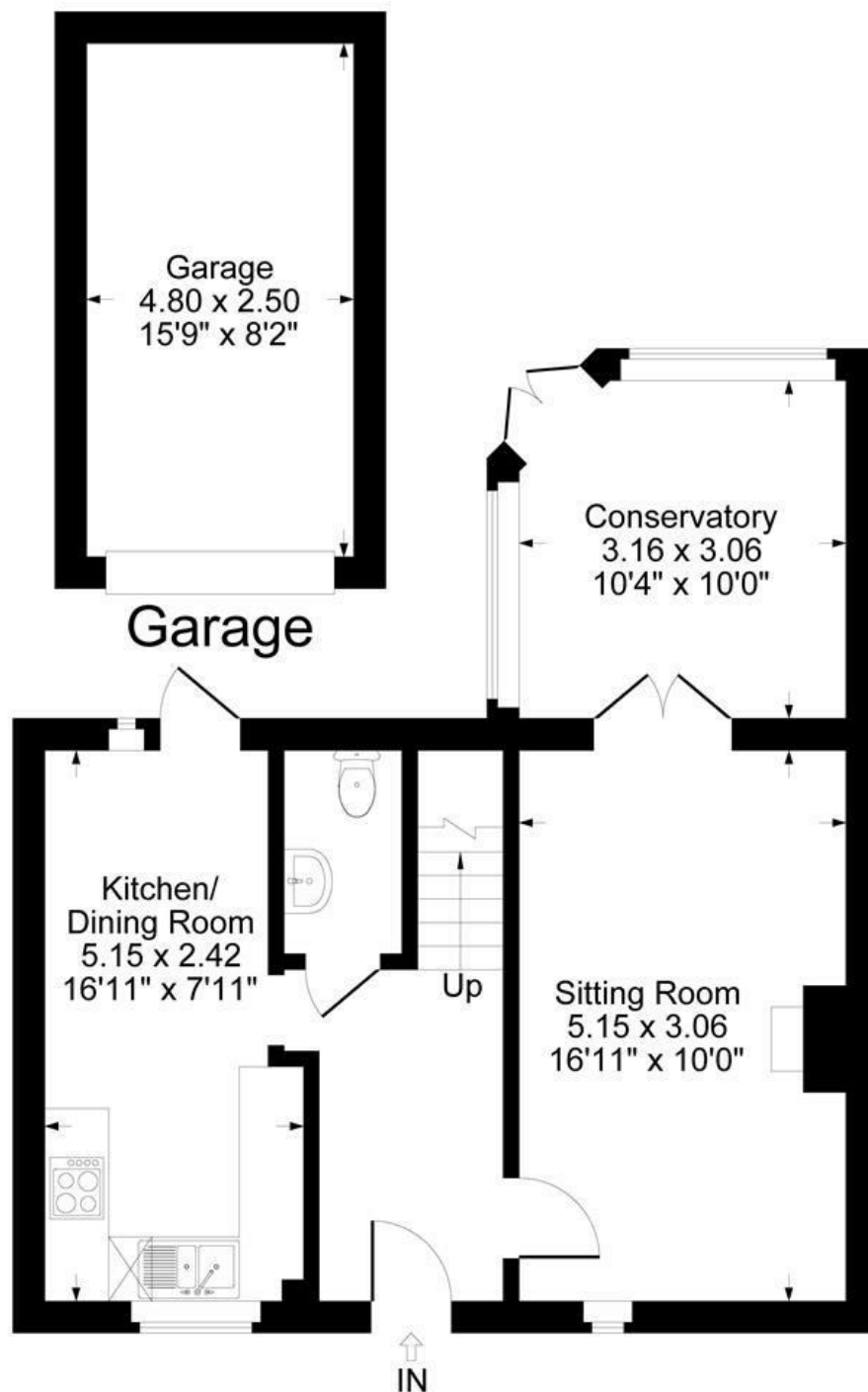




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ESTATE AGENTS

Rawlinson Close, Chadlington

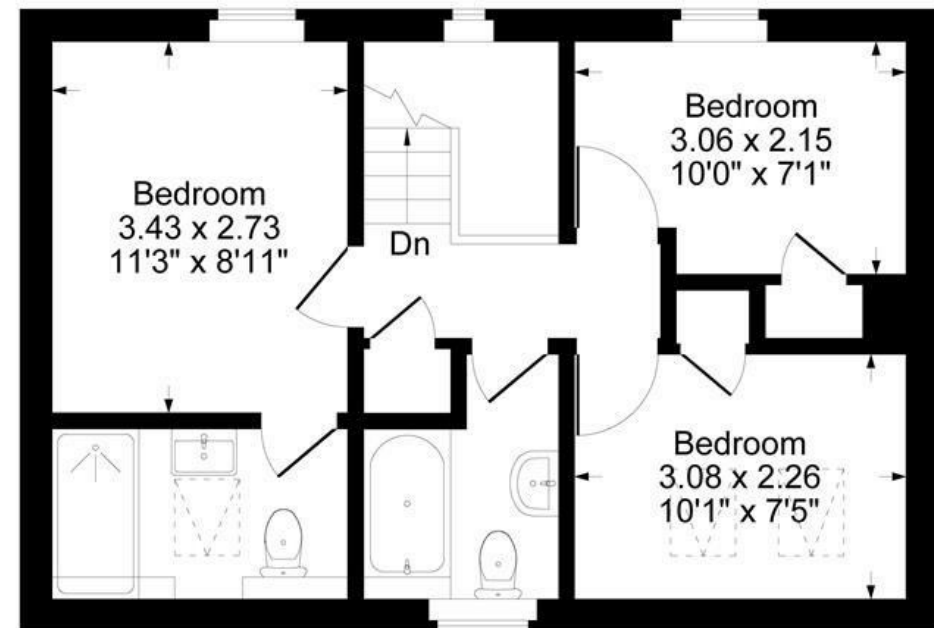


Ground Floor



Approximate Gross Internal Area
 Ground Floor = 48.85 sq m / 526 sq ft
 First Floor = 37.72 sq m / 406 sq ft
 Garage = 12.00 sq m / 129 sq ft
 Total Area = 98.57 sq m / 1061 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

The Property

11 Rawlinson Close is a three-bedroom home quietly positioned in the village of Chadlington. The ground floor opens into an entrance hall, leading to a well-proportioned kitchen and dining room. The kitchen is fitted with an integrated dishwasher, electric oven and hob, and has space for a fridge freezer. The dining area provides ample room for a table and opens directly to the rear garden.

A separate living room features a gas fire and connects to a conservatory with patio doors leading outside. There is also a downstairs cloakroom with WC.

Upstairs, the property offers three bedrooms—two singles and one double, with the double bedroom boasting an ensuite. A bathroom that includes a shower over the bath completes this floor.

The rear garden includes a lawn, patio area and a summer house. There is also a single garage and off-street parking for one car.

Chadlington offers a welcoming village community, with a local shop, café, primary school and good access to nearby market towns such as Chipping Norton.

Situation

Chadlington is a picturesque village nestled in the Oxfordshire Cotswolds, surrounded by rolling countryside and within the Cotswolds Area of Outstanding Natural Beauty. It has long attracted those looking for a quieter, rural lifestyle while still wanting good access to Oxford, London and nearby towns. The village offers a strong sense of community along with useful amenities including a local shop, café, pub, primary school and village hall.

Mainline rail services are available from nearby Charlbury (Oxford approx. 20 minutes, London Paddington approx. 70 minutes), making it a practical base for commuters.

Chipping Norton is around 3 miles away, with a wider selection of shops, schools and services, while Oxford is approximately 18 miles by road.





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