



Fairfield, Chadlington

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# Fairfield, Brook End, Chadlington, OX7 3NF

A very well positioned contemporary family home on the edge of this most sought-after village

Diddly Squat Farm Shop 1.8 miles, Charlbury Station 3.2 miles, Chipping Norton 3.5 miles, Daylesford 6.3 miles, Burford 8.5 miles, Soho Farmhouse 9.2 miles, Oxford 18 miles.

Entrance Porch | Hall | Sitting room with a wood burner | Kitchen/breakfast Room | Garden/dining Room | Utility | Cloakroom | Main bedroom with shower room | Bath/shower room Two further bedrooms | Study/nursery studio/gym | Rear garden | Parking

EPC Rating C

## The property

Fairfield Cottage has been modernised and remodelled to create a unique three-bedroom family home with light and well-appointed accommodation currently arranged over two floors, with planning for a generous high specification loft space. Improvements include new bath/shower rooms, Karndean flooring, Origin aluminium windows, doors and bi-fold doors, a sleek kitchen with AEG appliances and a wonderfully bright garden room, which has a roof lantern. Outside is a detached south-facing studio in the garden, which is currently used as a gym, but could serve as a home office with a lovely outlook. There is planning permission to create a bedroom suite with a shower room and a study/dressing room in the loft space. Ref 22/02542/HHD The property is located in an enchanting location on the edge of Chadlington with views over fields to the rear and a delightful stream to the front, which is a tributary to the River Evenlode. The garden is enclosed by Cotswold stonewalls to the rear

with parking to the front of the house. "The Hen Yard" to the side is rented on a yearly basis and offers more garden space and parking.

## Outside

The detached Studio has bi-fold doors opening to the garden and is fully insulated with electric heating. The rear garden has a paved terrace and path, the raised lawn is partly bound by Cotswold stones walling and a rose and flower bed. Gravelled parking area to the front of the property. The area of land to the side of Fairfield Cottage is currently rented by the owners on a Licence with a yearly review and charge. (The Licensor has a right of way to the metal gate, which must not be blocked) The current owners have improved this area to have a wooden decked area which is ideal for entertaining and a safe play area for the children has been created. A stone outbuilding and a wooden shed provide useful for storage. There are also three vegetable patches.

## Situation

Chadlington is a popular thriving village set in the heart of the Evenlode Valley. The village has many local amenities including a nursery school, primary school, butcher, delicatessen, café and The Tite Inn. The nearby towns of Chipping Norton and Charlbury have more extensive facilities including a mainline station at Charlbury with trains to London Paddington. Oxford which is under 20 miles away has more comprehensive recreational, shopping and cultural facilities. Schooling is well catered for including the local primary school. Private schools in the area include Kitebrook, Kingham Hill, Tudor Hall and Bloxham with Oxford providing many others. Soho Farmhouse, Daylesford and Clarkson's Farm are nearby.









## Floorplans

House internal area 1,574 sq ft (146 sq m)  
Office/Gym internal area 150 sq ft (14 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□□□□ Denotes restricted head height  
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## Directions

From Strutt and Parker Oxford office, head north on the banbury road then left onto sunderland avenue. At the roundabout, take the 4th exit onto Woodstock Rd/A44. At Peartree Roundabout, take the 2nd exit and stay on Woodstock Rd/A4. At the roundabout, take the 2nd exit and stay on Woodstock Rd/A44. At Bladon Roundabout, take the 2nd exit onto Oxford Rd/A44, Continue on B4022. Take Chadlington Rd to Bull Hill follow and the house will be on your right

## General

**Local Authority:** West Oxfordshire District Council

**Services:** Mains water, electrics, drainage and gas. Gas fired central heating

**Council Tax:** Band E

**Tenure:** Freehold

**Planning:** Prospective purchasers are advised that they should make their own enquiries of the local planning authority

**Guide Price:** £850,000

## Oxford

Anchor House, 269 Banbury Road OX2 7LL

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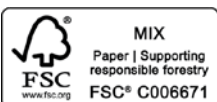
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