



The Mount, Chiselhampton OX44 7UY



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A delightful Grade II listed cottage dating from the 18th Century and in an elevated position in this small hamlet with ample driveway parking and a secluded south-west facing garden. The versatile layout comprises 3 bedrooms, 2 bathrooms, 2 reception rooms and kitchen: there is the possibility creating a self-contained unit to sub-let. This convenient setting is just 5.5 miles from the M40 and has easy access to the A4074 leading to Reading and Oxford.

The property is part double glazed with Calor gas central heating to radiators.



Tenure - Freehold

Entrance Hall: Window to front, radiator, staircase 2.

Dining Room: 14'8 x 14'2 (irreg. shape)

A charming room with a wealth of exposed beams and brickwork: a brick fireplace with tiled hearth and wood beam, fitted log stove. The side bread oven is now a drinks cabinet, window to front and wood style floor.

Staircase 1 to:

First Floor Sitting Room: 17'4 x 13'11

Exposed beams, window to front and large velux with super views to rear, brick chimneybreast, radiator.

Kitchen: 10'11 x 10'4

Range of storage units and breakfast bar with worktops, cooker recess, appliance space, radiator and gas boiler. Window and door to the garden.





Bedroom 1: 12'10 x 12'1
Sliding glazed doors to garden, walk-in wardrobe, radiator.

Bathroom:
Fitted with a white 3-piece suite, radiator, down lighters and chequerboard tiling.

Bedroom 2: 11'6 x 9'7
Front aspect and radiator.

Staircase 2 from entrance Hall to:

First Floor Landing: Loft access.

Bedroom 3: 12'7 max. x 9'4
Windows rear and side: radiator. (Currently fitted with units as a kitchenette).

Bathroom: Fitted with a 4-piece suite including bath and shower cubicle, tiling, window and radiator.

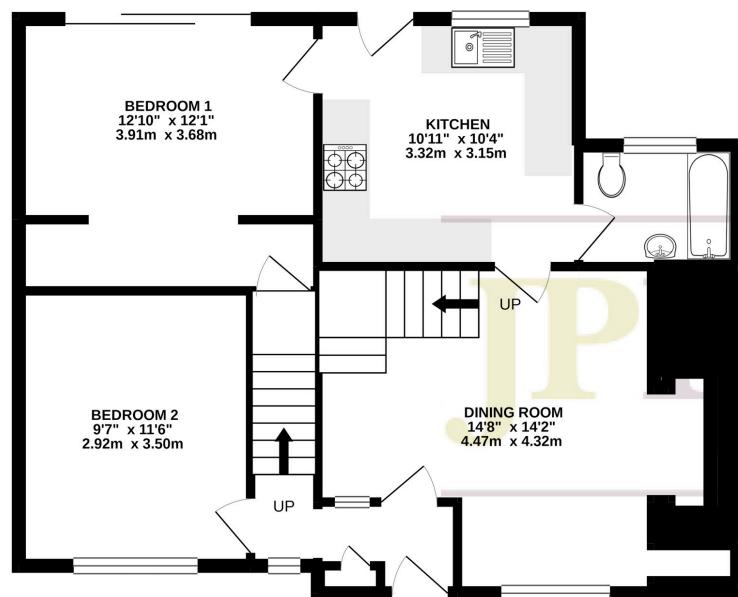
Outside

To the Front:
A drive sweeps up from the road. To the property bordered by areas of lawn with a mature hedge to front and side, climbing rose to front of house, lavender in a side bed and an established tree.

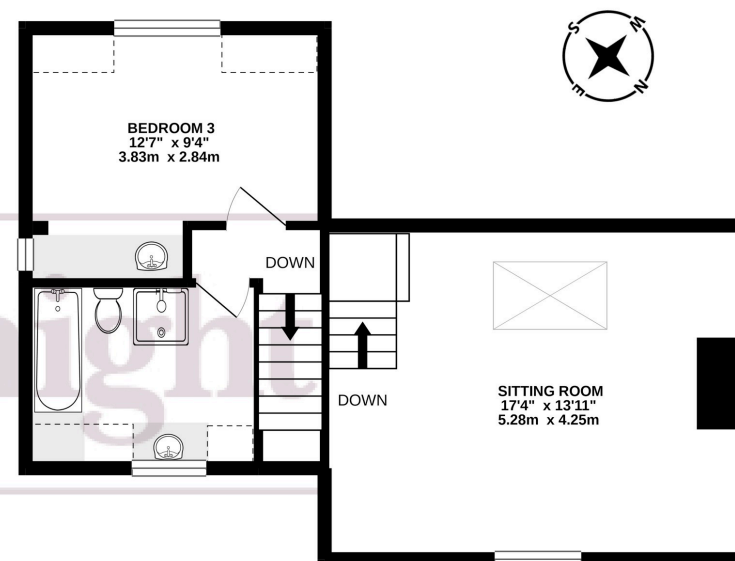
Rear Garden:
A lovely feature the garden faces southwest and enjoys an excellent degree of privacy. There is a decked path leading to a side seating area, beyond which the garden is laid to lawn. There is a timber fence and established shrub and hedge borders. Twin gates lead through to the drive.



GROUND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Turn right from our offices into St Martin's Street, proceed through the traffic lights by Waitrose into Castle Street. After 2 miles cross Shillingford Bridge and proceed over the next roundabout (at the A4074) onto the A329 (New Road). Follow this road for 4.4 miles and at the T-junction turn left onto the B480. Continue for 0.6 of a mile into Chiselhampton the property is on the left.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

