

established 200 years

# Tayler & Fletcher



1, Dean Bank

Dean, OX7 3LB

**Offers Over £795,000**





# 1, Dean Bank

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*A charming and beautifully presented Cotswold stone cottage, situated in a desirable North Cotswold hamlet, with a west-facing garden and private parking.*

*Accommodation comprises a porch, utility with cloakroom, kitchen/dining room, sitting room, music room, four bedrooms (1 en suite), family bathroom.*

*Parking, gardens, studio.*

## Location

Dean is an idyllic and peaceful hamlet set within the Cotswolds Area of Outstanding Natural Beauty, surrounded by open countryside and offering a number of scenic walks through fields and woodland. Approximately one mile to the west lies the village of Chadlington, which provides a range of local amenities including Café de la Post, Chadlington Quality Foods, Slatters Butchers, and the well-regarded Tite Inn. Schooling in the area is well served, with primary schools in both Chadlington and Charlbury. Secondary education is also easily accessible, with school transport available from Dean to Chipping Norton School. In addition, The Cotswold School can be reached via pick-up points in Spelsbury and Chadlington, while Burford School is accessible from Charlbury. The nearby market town of Charlbury (approximately 2.7 miles away) offers a wider selection of everyday amenities and benefits from a mainline railway station with regular direct services to London Paddington, with journey times of approximately 1 hour 15 minutes. Chipping Norton is also within easy reach, providing a broader range of supermarkets, dining options, leisure

facilities, and a well-regarded theatre. The area is ideally positioned for access to some of the Cotswolds most sought-after destinations, including Diddly Squat Farm Shop, Soho Farmhouse, and Daylesford Organic.

## The Property

1 Dean Bank is a beautifully presented four-bedroom end-terraced cottage, situated in the picturesque hamlet of Dean. Faced in natural Cotswold stone, the property has been thoughtfully and sympathetically extended to retain its original character and charm while providing well-balanced, modern living accommodation. The property further benefits from a wild garden of approximately 0.1 acres.

## Ground Floor

The front door opens into a useful porch, which in turn leads into the impressive kitchen/dining room. This bright and sociable space features an impressive vaulted ceiling, oak flooring, a window seat, and a triple aspect, enjoying lovely views over the garden. The bespoke, hand-painted kitchen offers a range of base and wall units crafted from tulipwood, complemented by granite







worktops. A central island provides additional workspace, while further features include space for a fridge freezer, a double Belfast sink, and a Rangemaster cooker. The kitchen/dining room flows seamlessly into the sitting room, where doors open out onto a paved terrace, with a timber pergola. There is also a separate utility room with plumbing for a washing machine, along with cloakroom facilities. To the front of the property is a music room/snug. This room enjoys a dual aspect, a window seat, and is centred around a fireplace enclosing a wood-burning stove.

### First Floor

The principal bedroom is located on the first floor and features a wardrobe and contemporary en suite shower room with rainfall shower. There are two further bedrooms on this floor, and a family bathroom with roll top bath,

### Second Floor

Stairs from the landing rise to the Second floor, which features a bedroom with Velux windows, and a wardrobe.

### Outside

The property is approached via a lane leading to a private driveway, providing parking for two vehicles. The enclosed west-facing rear garden is predominantly laid to lawn with mature borders. It also features a paved seating area set beneath a timber pergola, a garden shed, and a studio with power and light, ideal for a variety of uses including a home office or hobby space. In addition, the property benefits from a 'wild garden' located directly opposite, which the current owners have enjoyed for a variety of uses over the years.

### Services

Mains water, electricity, and gas are connected to the property. Drainage is via a septic tank. Full fibre broadband is connected via Gigaclear.

### Fixtures and Fittings

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

### Viewing

Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

### Agents Note

There is a flying freehold. Please contact the agent for further details.

### What3Words

[nutrients.nips.micro](https://www.what3words.com/nutrients.nips.micro)

### Council Tax

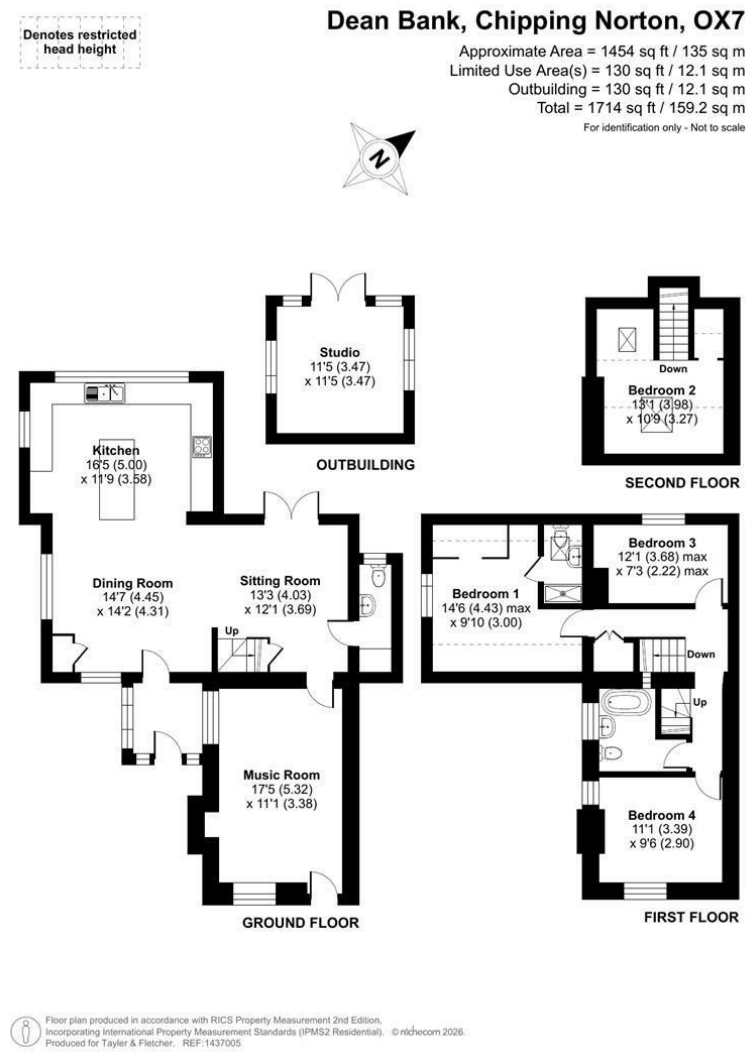
Band D | 2026/27 £2615.95

### Local Authority

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 6NB | 01993 702941



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

