established 200 years

Tayler & Fletcher









1 The Stocks, Chadlington OX7 3UB

£1,675 Per Month

A two bedroom link-detached property, situated within an exclusive and highly sought-after development in the heart of Chadlington.
Private driveway, detached double garage, rear garden.
To Let unfurnished with some white goods.
AVAILABLE NOW

Deposit £1,932

Location
Chadlington is a highly regarded and attractive Cotswold village set within the rolling Oxfordshire countryside. The village benefits from a well-regarded primary school, village shop and café, public house (The Tite Inn), and a range of local clubs and activities. Chadlington is well positioned for access to Chipping Norton (approximately 3 miles), while the larger centres of Oxford (around 18 miles) and Witney (approximately 10 miles) provide a wider range of shopping, dining and leisure facilities. The village is also conveniently located for transport links, with mainline rail services available from nearby Charlbury station (around 3 miles away), offering direct connections to London Paddington, and good road access to the A44 for routes across Oxfordshire and beyond. The popular Diddly Squat Farm Shop is also within easy reach, along with Soho Farmhouse and Daylesford Organic.

What3words
///rationing.quirky.alleyway

The Property
1 The Stocks is an attractive two-bedroom dormer-style home, constructed of Cotswold stone under a slate roof, ideally situated in the heart of a highly sought-after Cotswold village.

Ground Floor
The front door opens into a spacious entrance hall, featuring a large cloakroom and a useful understairs storage cupboard. From here, doors lead to the dining room/study and the sitting room, which enjoys a triple aspect, a stone fireplace housing a wood-burning stove, and a door opening onto the rear garden. The kitchen is well-appointed with a range of base and wall units, incorporating an integrated fridge/freezer, double oven, and dishwasher, with a door providing access to the garden. A utility room is conveniently located off the kitchen and offers plumbing for a washing machine. The ground floor is further enhanced by attractive beamed ceilings

First Floor
Stairs from the entrance hall rise to the landing, which features an airing cupboard housing the hot water cylinder and useful shelving. The principal bedroom benefits from two built-in double wardrobes, an additional single fitted wardrobe, and a spacious en suite bathroom complete with both a bath and a separate shower cubicle. Bedroom two is a well-proportioned double room, also featuring a built-in double wardrobe.

Outside
The property is approached via a private driveway leading to a double garage, which is equipped with an electric door, power, lighting, and a personnel door. A gate provides access to the private and enclosed rear garden. The garden is beautifully enclosed by stone walling and features a variety of mature shrubs and trees, along with a paved seating area and an outside tap. To the front, the property enjoys a well-maintained lawn with established planting, overlooking an attractive green.

Services
Mains water, drainage, electricity and gas are connected. Gas central heating. Telephone subject to BT transfer regulations. Broadband installation type may be available from Fibre Broadband/Openreach. For an indication of specific speeds and supply or coverage we recommend Ofcom checker.

Energy Performance Certificate
Energy Performance Rating D

Local Authority & Council Tax
West Oxfordshire District Council, Woodgreen, Witney
Council Tax Band E
Tax payable 2026-2027 £3117.38

Security Deposit
The Tenant shall pay to the Agent, on the signing of an Assured Periodic Tenancy Agreement £1932 as a Deposit which shall be held by the Agent as Stakeholder with no interest being payable to the Tenant. The Agent is a Member of the Tenancy Deposit Scheme. At the end of the Tenancy the Agent, shall return the Deposit to the Tenant or the Relevant Person subject to the possible deductions set out in the Tenancy Agreement.

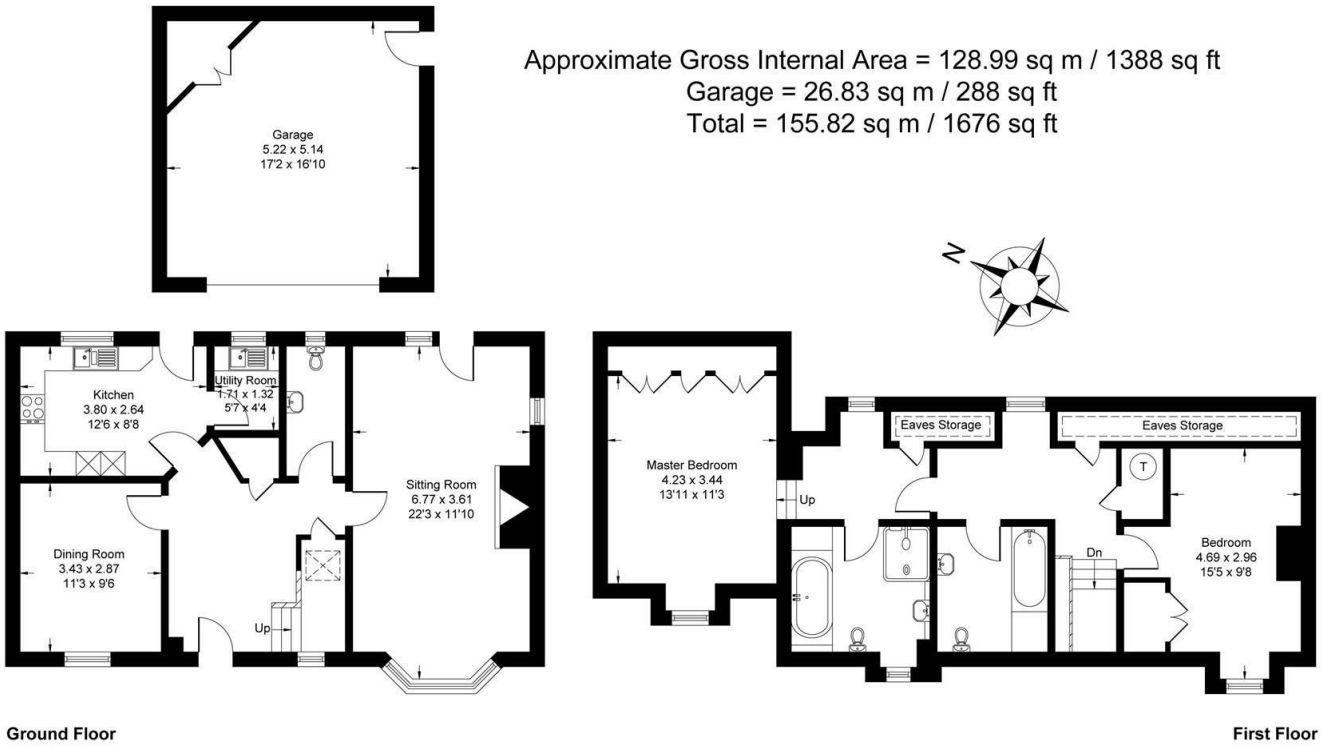
Holding Deposit
A holding deposit of one week's rent £386 is requested to secure the property whilst credit and reference checks are being made, which then, with the tenants permission, will go towards the first month's rent. Please note: This will be withheld if any relevant person (including any guarantor) withdraws from the tenancy, fails a Right-to-Rent check, provides materially significant false or misleading information, or fails to sign their Tenancy Agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for signed Tenancy Agreement as mutually agreed in writing).

Restrictions
Non smokers only

Agent's Notes
Tayler & Fletcher will not be managing the property.

Furniture and/or appliances detailed may be subject to change prior to the commencement of any tenancy. Please contact Tayler & Fletcher should you wish to clarify specific items within a property.

Floor Plan

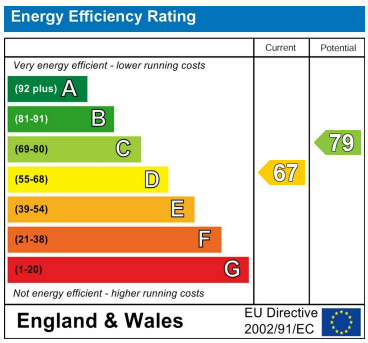


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Area Map



Energy Efficiency Graph



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.

London House High Street, Bourton-on-the-Water, Gloucestershire, GL54 2AP
T: 01451 820913 E: bourton@taylerandfletcher.co.uk