



## 1 The Rookery, Chilton, OX11 0TW

£1,550 PCM - 12th January 2026.

- Newly decorated 3-bedroom townhouse
- Fully fitted kitchen
- French doors to a good-sized garden
- Off-street parking for 2 cars
- Gas central heating
- EPC B, Council Tax Band D

# 1 The Rookery, Chilton OX11 0TW

A beautifully presented and newly decorated 3-bedroom townhouse. The ground floor consists of a lounge/ dining area with adequate under-stair storage, and french doors opening out onto a patio and good-sized garden with a large and small shed, and side access. Additionally, one cloakroom and a fully fitted kitchen with a washing machine, gas hob, oven, large fridge/ freezer, and space for a dishwasher. The first floor landing leads to two double bedrooms, and a family bathroom with a shower over bath. The Master bedroom occupies the whole of the third floor. Off-street parking for 2 cars. Gas central heating. EPC Rating C. Council Tax Band D.

The Ofcom Broadband Checker states there is:

- Ultrafast broadband has download speeds of greater than 300Mbps

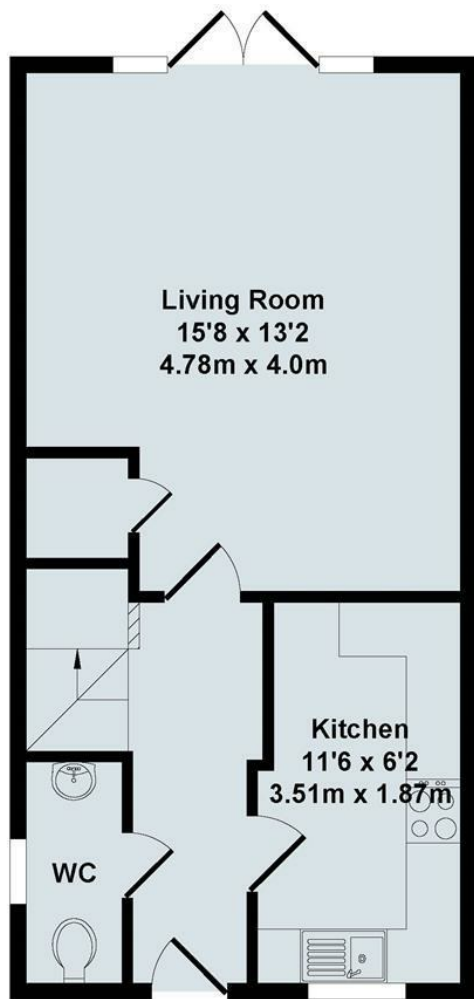
When an application is agreed a holding deposit will be required of a maximum of one weeks rent



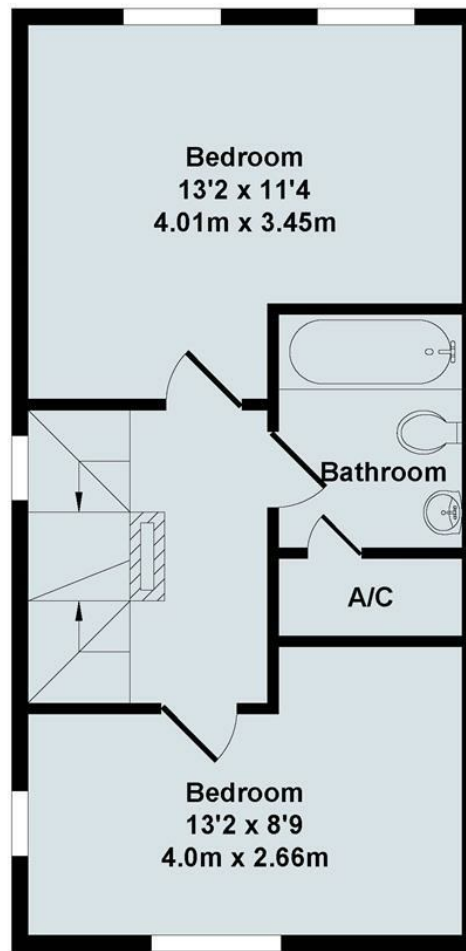
Council Tax Band: D



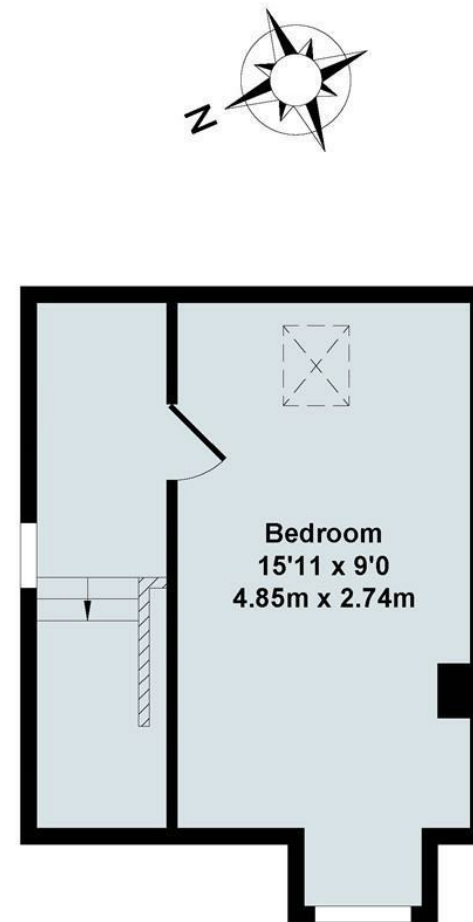




Ground Floor



First Floor



Second Floor




**Total Approx. Floor Area 940 Sq.Ft. (87.30 Sq.M.)**

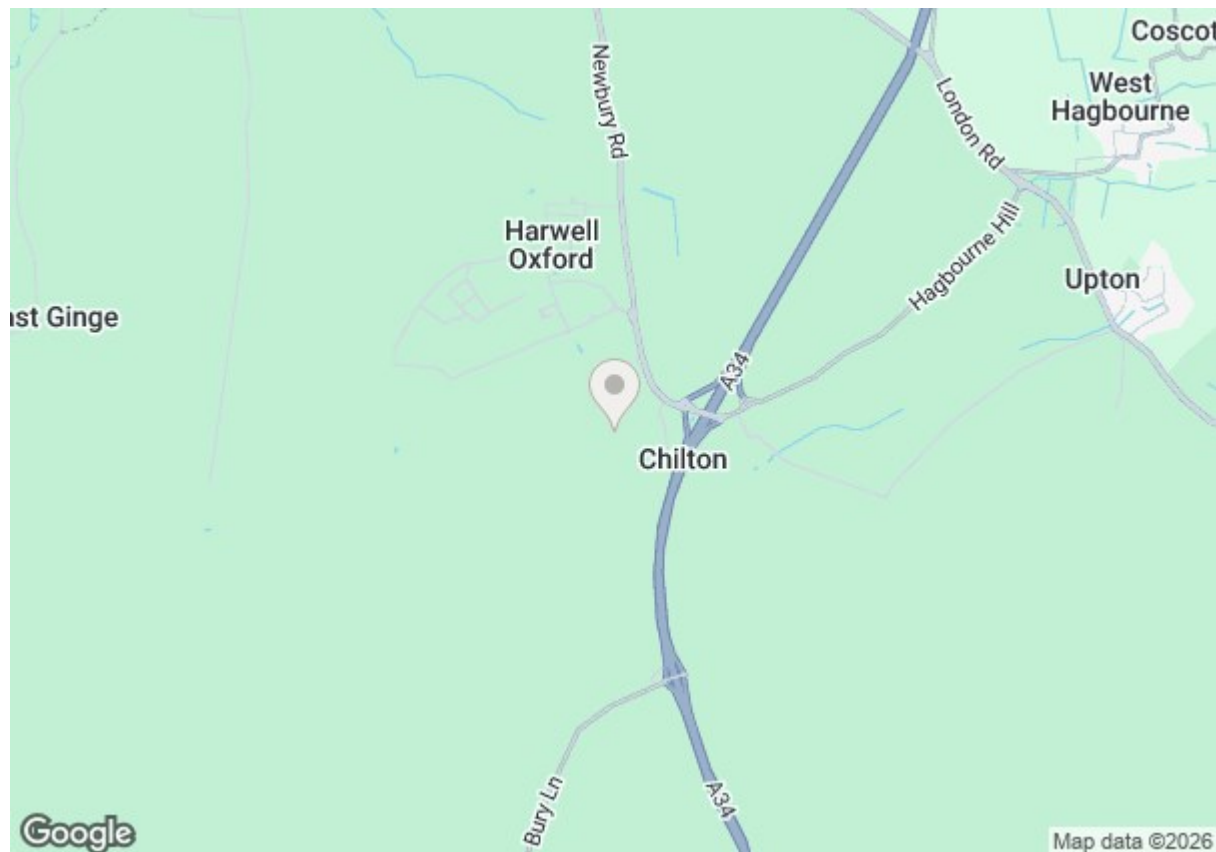
All items illustrated on this plan are included in the "Total Approx Floor Area"





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Directions

## Viewings

Viewings by arrangement only. Call 01235 514267 to make an appointment.

## Council Tax Band

D