



High Street, Chalgrove OX10 7SS



## High Street, Chalgrove

A stunning Grade II listed family home, part of the former vicarage, believed to date from 1701: this beautiful property has superb accommodation arranged over 3 floors. There is a 21' drawing room with 3 shuttered sash windows and fireplace, 15' family room with log stove, conservatory, kitchen-breakfast room, utility/cloakroom and 3 bedrooms with 3 bathrooms. Set in the heart of this popular village there is parking on the front drive and an additional space to the rear and a delightful 72' established rear garden.

## Tenure - Freehold

Accommodation

Entrance Hall: Limestone floor, radiator, cloaks cupboard.  
Inner Hall: Limestone floor, radiator, stairs to landing.

Drawing Room: 21'5 x 13' Three sash windows with shutters to the front, fireplace with marble surround, tiled hearth, cast iron inset, wood floor, three radiators, picture rail, ceiling rose, deep skirting boards.

Family/Dining Room: 14'9 x 13'6 Two decorative windows to the front and sash window to side, fireplace and 'Clearview' log stove, cupboards flank chimney-breast, radiator, picture rail, ceiling rose.

Kitchen/Breakfast Room: 12'4 x 11'2 Two windows look through the conservatory to the garden. Storage units with wood worktops, recess for a range cooker, extractor hood, fridge, freezer, dishwasher, limestone floor, Belfast sink.

Inner Lobby: Under stair cupboard, limestone floor, radiator.





Utility/Cloakroom: 6'4 x 4'10 Worktops and stainless steel sink, space for washing machine, limestone floor, WC, gas boiler.

Double Glazed Conservatory: 16'9 x 10'6 Set on a brick plinth, limestone floor, French doors to garden.

Stairs to 1st Floor Landing:  
Airing cupboard, storage cupboard, skylight.

Bedroom 1: 13' including wardrobe x 11'1  
Two sash windows to front, radiator, fitted wardrobe, marble fireplace and cast iron inset.

Bathroom: 12'2 x 7'9 Tall sash window to rear, white 4-piece suite, including bath and shower cubicle, tiled floor, panelled dado, radiator, under stair cupboard.

Bedroom 3: 14' x 21'6 (L shaped)  
Dressing area: Skylight, two wardrobes, radiator.  
Bedroom area: Large Velux window to side, two windows flank the chimney-breast to the front, shelving.

En Suite Bathroom: White 3-piece suite including bath with shower above, tiled wall, wood floor, Velux, down lighters.

Stairs to 2- Floor Landing: Window to side.

Bedroom 2: 14'4 x 11'7 Fireplace with white surround and cast iron inset, wardrobe, radiator, windows to front and side.

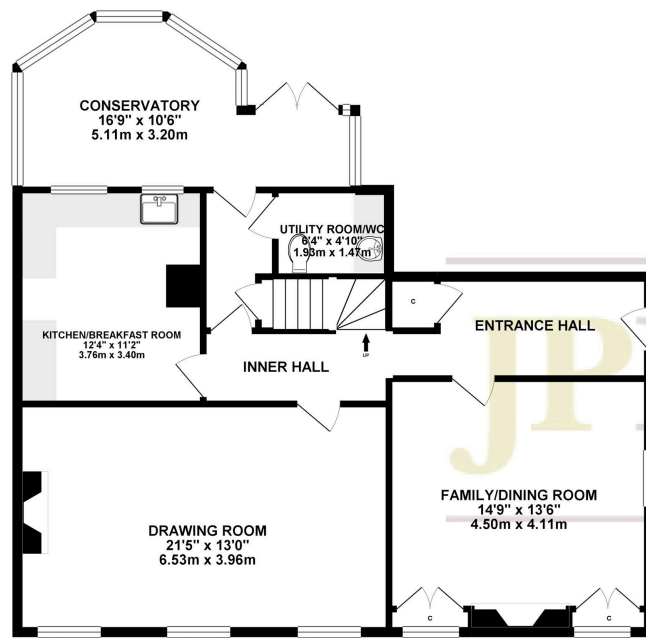
Bathroom: White 3-piece suite, tiling, wood floor, radiator, Velux window, cupboard.

Outside  
Gated gravel drive, wrought iron fence front and side, a shared drive leads to further parking space at rear.

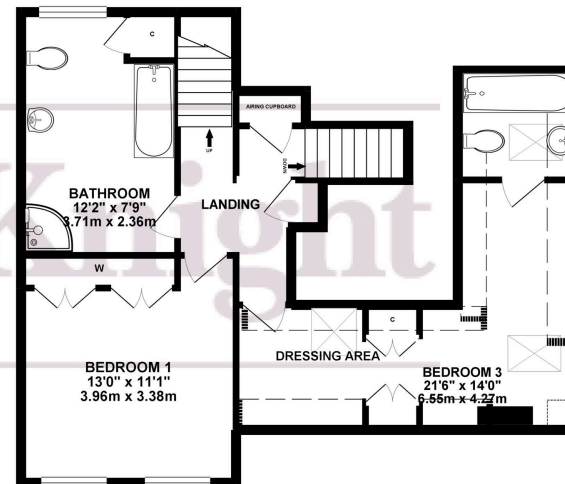
Rear Garden:  
A lovely feature the gardens are well established and offer an excellent degree of seclusion and extend to 72' in length. A paved terrace has a step up to an area of lawn that is flanked by mature shrubs and plants. It is enclosed by a combination of timber fencing and brick walling. To the rear there is a storage area and shed.



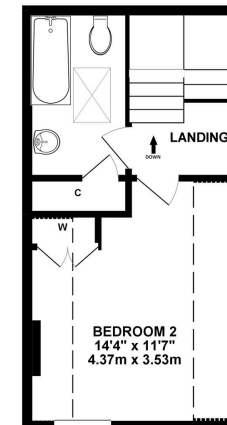
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 1872.92sq. ft. ( 174.00 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:

From our office turn right on to St Martin's Street and head to the traffic lights. Turn right and proceed over Wallingford Bridge. At the mini roundabout turn left into Benson Lane at the end turn left on the A4074. Turn right into Church Road, Benson, at the junction right onto Castle Square, first left onto B4009, Watlington Road. After 1.5 miles turn left into Cottessmore Lane (to Chalgrove) and after 1.9 miles, at the T Junction, turn right onto Berrick Road. After 0.5 of a mile turn left onto the High Street, the property will be found along on the right.

**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.

