



High Street, Chalgrove OX44 7SS



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A fabulous 4 bedroom family home in exemplary condition throughout and situated in a secluded position just back from the road with the village stream running to the front. The subject of a thorough refurbishment the extended living space now comprises a 22' sitting room, family room, study and a stunning kitchen-breakfast room with adjacent utility and shower room. There is a large block paved drive, garage and a secluded 50' landscaped garden.

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



Tenure - Freehold

Accommodation

Entrance Hall: Wood floor, window to side, exposed stone wall, radiator, stairs to landing and under stair storage cupboards.

Living Room: 22' x 13' - 11'5

Fireplace with timber mantel and a log stove set on a slate hearth: wood floor, window to front, two radiators.

Family Room: 12'8 x 11'4

Window rear, radiator, wood floor: Velux window.

Study: 9'2 x 8'11

Wood floor, panelled ceiling with down lighters.

Kitchen/Breakfast Room: 15'6 x 13'3

French doors and sash window open to the garden, range of storage units with wood worktops cont...





and island unit with breakfast bar, larder cupboard. Tiled floor, radiator, pelmet and down lighters, panelled ceiling, induction hob, extractor hood, dishwasher, double electric oven/microwave and fridge, white sink unit, Velux window.

Utility Room: 7'2 x 6'4

Window, wood worktops, appliance space, radiator, tiled floor, panelled ceiling with down lighters

Shower Room: White 3-piece suite, tiled walls and floor, window, down lighters, chrome radiator.

Stairs to Galleried Landing: Window to front, radiator, loft access.

Bedroom 1: 13'3 x 9'8 Front aspect, radiator, wardrobe.

Bedroom 2: 10'10 x 9'7 Window to rear, radiator, wardrobe.

Bedroom 3: 11'11 x 8'2 Window to front, radiator.

Bedroom 4: 9'10 x 8'1 Window to rear, radiator.

Bathroom: White 3-piece suite, part tiled walls and tiled floor, chrome radiator, window, down lighters.

Outside

To the Front:

Brick paved drive, side wall and established shrub borders.

Garage: 16'2 x 8'11

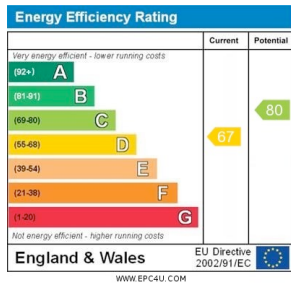
Up/over door, gas boiler, light and power.

Rear Garden: A lovely feature it has been landscaped with a patio to one side rising to a corner terrace. The garden is mainly laid to lawn with flower borders: it is enclosed by timber fencing with a stone wall to one side and a gate to the front.



Directions:

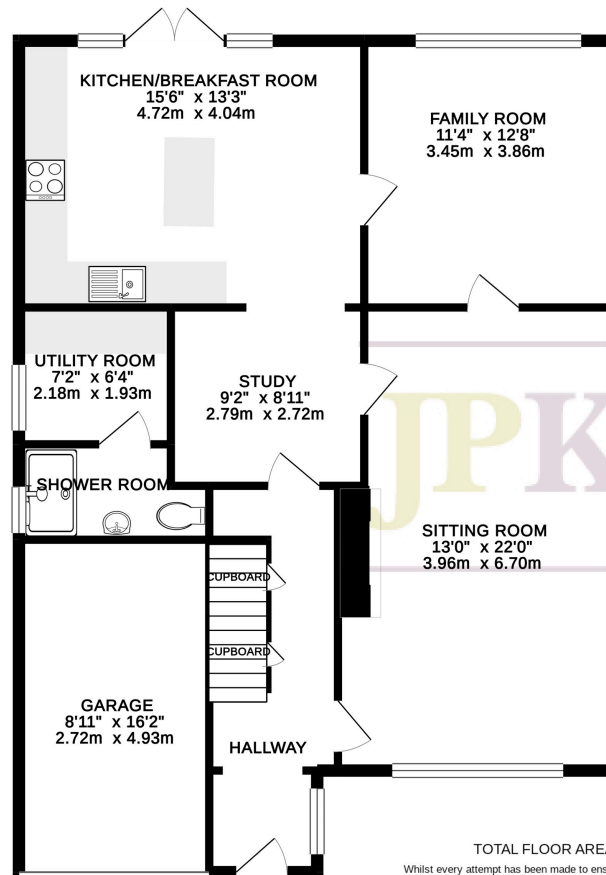
From our office turn right on to St Martin's Street and head to the traffic lights. Turn right and proceed over Wallingford Bridge. At the mini roundabout turn left into Benson Lane at the end turn left on the A4074. Turn right into Church Road, Benson, at the junction right onto Castle Square, first left onto B4009, Watlington Road. After 1.5 miles turn left into Cottesmore 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.



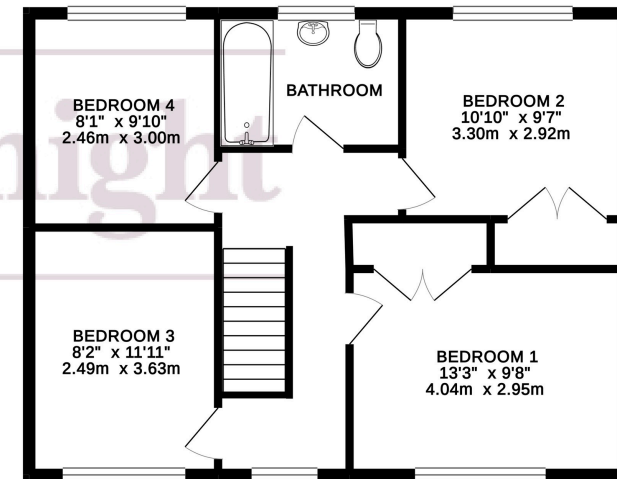
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1485sq. ft. (138.0 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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