



High Street, Chalgrove OX44 7SR



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Set just a short distance from the centre of this sought after village is this enchanting Grade II listed Thatched Cottage oozing character and charm with two fireplaces, open brickwork and a wealth of exposed beams and timbers.

Set in a plot of just under ¼ acre the property boasts an attractive cottage garden complete with a Brook running through it and resident ducks!

There are 2 reception rooms, 3 spacious double bedrooms, 2 bathrooms including a recently refurbished shower room.



Tenure - Freehold

Entrance Hall: Part glazed front door with sidelights, radiator, under stair storage, terracotta floor, window to rear, stairs to landing.

Sitting Room: 14'9 x 12'3

Brick steps and floor, imposing inglenook fireplace with brick hearth and beam lintel, characterful leaded light windows to front and rear, ceiling and wall timbers, historic brick alcove, 2 radiators.

Dining Room: 14'5 x 12'7

Characterful fireplace with concrete hearth and brick surround with timber lintel, wall timbers, window to front, radiator.

Kitchen: 14'10 x 8'3

Modern shaker style storage units with quartz worktop, double oven, induction hob, dishwasher, undermount stainless steel sink unit, wood effect tiled floor with underfloor heating, walk-in larder cupboard, wooden recessed wall shelves.





Shower Room: White 3-piece suite incl. a stylishly fitted large shower cubicle with rain shower head, tiling, heated and tiled floor, window, downlighters, radiator.

Utility Room: Hot water tank, gas boiler, tiled floor, downlighters, appliance space.

Stairs to Landing: Window to side, loft access (part boarded with light).

Bedroom 1: 16'1 x 13'1 (Scaled ceilings) Window to front, fitted wardrobes adjacent to chimney breast, wall timbers, radiator.

Bedroom 2: 15'5 x 9'5 (Scaled ceilings) Window to side, cupboard, wall timbers, radiator.

Bedroom 3: 12'2 x 11'8 (Scaled ceilings) Window to front, wall timbers, radiator.

Bathroom: White 2-piece suite, panelled bath with shower above, window to side, tiling, radiators, airing cupboard.

Separate WC: Window to side, part tiled wall.

Outside

Front Garden:

Picket fence to front with gravel drive and parking for several cars flanked with lawn and border flower beds, gate to rear garden.

Workshop/Store: 20' x 9'9 Timber framed with suspended wooden floor, window and door to side and double doors from the driveway.

Rear Garden: (Located to the side)

A quintessential cottage style garden with paved dining area leading from the back door flanked with raised borders wrapping around to the rear of the property. Steps leading to lawn interspersed with shaped flower beds, trees, and a Brook running along the left hand side. Timber fencing



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 to 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 before the junction of Mill and Marley Lane.

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.

