

PROPERTY AGENTS

JPKnight



High Street, Chalgrove OX44 7SS



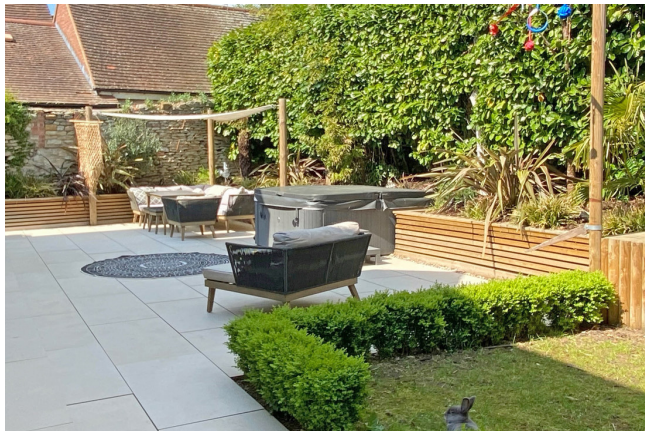
High Street, Chalgrove

A stunning period property oozing character and charm with a wealth of exposed beams, timbers and exposed brickwork.

The accommodation has been professionally interior designed throughout and comprises three reception rooms, kitchen, bathroom and study to the ground floor. Whilst on the first floor there are three bedroom suites with walk-in wardrobes.

Outside the garden has been beautifully landscaped with a low maintenance tiled floor, raised beds and a bespoke children's play area. It is conveniently located in the heart of the village within walking distance to the shops and amenities.

The property is double glazed throughout with underfloor heating to the ground floor and gas central heating to radiators on the first floor.



Tenure - Freehold

Accommodation

Entrance Hall: 15'6 x 7'1 Tiled floor, wall panelling, storage cupboard, ceiling timbers.

Inner Hall: 28'6 x 5'3 door to side, stairs to landing.

Kitchen: 17'2 x 12'2

French doors to garden and two windows to side, tiled floor, range of storage units with quartz worktop, space for fridge/freezer and range cooker with extractor hood above, ceiling and wall timbers with exposed brick, recessed open wall shelves, fireplace with brick surround and wooden mantel.

Sitting Room: 17'5 x 16'7

Double aspect, tiled floor, panelling, fireplace with marble surround and log stove, fitted bookcase, plantation shutters.

Family Room: 14'9 x 14'7

Double aspect, tiled floor, panelling, brick and tiled fireplace with log stove, fitted storage units, plantation shutters.

Family Room: 14'9 x 14'7

Double aspect, tiled floor, panelling, brick and tiled fireplace with log stove, fitted storage units, plantation shutters.

Dining Room: 14'9 x 12'6

French doors to garden, ceiling and wall timbers with exposed brick, tiled floor, fireplace with brick surround and wooden mantel.





Study: 13'1 x 7'8

Double aspect with French doors to garden, tiled floor, ceiling and wall timbers.

Bathroom: Window to side, white 3-piece suite with roll-top bath, basin with vanity storage, panelling with feature pebble wall, two fitted storage cupboards.

Stairs to Landing: Window to front, wood floor, panelling, plantation shutters, loft access.

Bedroom 1: 18'1 x 14'1 (max)

Vaulted ceiling, window to rear, wood floor, wall and ceiling timbers, fireplace with brick surround, wooden mantel and stone hearth, panelling, two cast iron radiators, plantation shutters.

Ensuite Shower Room: Double aspect, ceiling and wall timbers, panelling, white four-piece suite including roll-top bath, storage cupboard, downlighters.

Dressing Room: 13'6 x 9'1 Double aspect, ceiling and wall timbers, panelling, wood floor, cast iron radiator.

Bedroom 2: 15'2 x 14'7

Double aspect, wood floor, panelling, plantation shutters, brick fireplace with recessed shelves.

Ensuite Shower Room: Window to side, white three-piece suite including basin and vanity unit, tiled floor, cast iron, radiator, downlighters, ceiling and wall timbers, panelling, walk-in wardrobe.

Bedroom 3: 17'1 x 14'6

Double aspect, wood floor, panelling, fireplace with brick surround and stone hearth, plantation shutters.

Ensuite Shower Room: Side aspect, ceiling and wall timbers, panelling, tiled floor, double wash basin and shower, downlighters, chrome radiator, cast iron radiator, walk-in wardrobe.

Separate WC: Tiling, ceiling timbers, downlighters.

Outside

There is a gated entrance to the front with a hedge boundary and steps to the front door, a gravel path with side access to the rear.

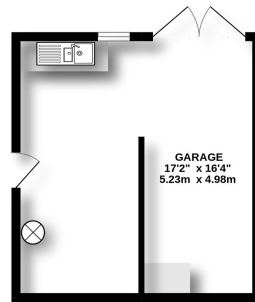
Garage: 17'2 x 16'4 Located adjacent to the main house with off street parking, tiled floor, double doors, stainless steel sink unit, space for fridge/freezer, tumble dryer and washing machine.

Garden: The rear is beautifully landscaped with a tiled floor, stone walls and timber fencing, hedging, raised borders with mature shrubs and plants, outdoor kitchen with sink and space for BBQ, bespoke wooden kids play area, door to side with access to parking and garage.



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.



TOTAL FLOOR AREA : 2731 sq.ft. (253.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

