

PROPERTY AGENTS

JPKnight



Mill Lane, Chalgrove OX44 7SL



Mill Lane, Chalgrove

A beautifully presented converted stable, totally renovated by the current owners to a very high standard.

Accommodation benefits a spacious kitchen/dining room leading to a garden room, living room and cloakroom to the ground floor. On the first floor there are three double bedrooms and a bathroom.

Outside the barn studio offers additional versatile living space/4th bedroom with ensuite shower and could be adapted to offer a self-contained annexe. The secluded west facing courtyard garden is beautifully landscaped with a paved terrace, manicured lawn and mature planted borders approached via an electric gated gravel driveway, parking for several cars and a garage.



Tenure - Freehold

The property has gas central heating to radiators and double glazing throughout.

Accommodation

Entrance Hall: 18'4 x 6'5 Window to garden, wood floor, radiator, entry phone system.

Kitchen/Dining Room: 16'0 x 12'1 Window to front, range of storage units with Corian worktop, Belfast sink, gas-fired AGA and rack above, integrated dishwasher, space for fridge freezer, tiled floor, downlighters. Open to:

Garden Room: 12'3 x 9'3 French doors to garden with glazed sidelights and two further windows, wood floor, radiator, downlighters.

Living Room: 16'0 x 10'4 Double aspect with French doors to garden, log stove on tiled hearth, wood floor.

Cloakroom: White two-piece suite, quarry tiled floor, radiator, boiler.





Stairs to landing: Window to front, ceiling and wall timbers.

Bedroom 1: 16'0 x 11'8 Double aspect, ceiling and wall timbers, scaled ceilings, fitted wardrobes, radiator.

Bedroom 2: 10'5 x 8'1 Window to rear and Velux, ceiling and wall timbers, radiator.

Bedroom 3: Window to front and Velux, ceiling and wall timbers, radiator.

Bathroom: Velux window, white three-piece suite, tiling, ceiling and wall timbers, chrome radiator.

Barn Studio/Bedroom 4: 10'5 x 10'4 Stable door and window to side, wood floor, ceiling timbers, storage cupboard, radiator, loft access, downlighters.

Ensuite Shower Room: White three-piece suite including basin vanity unit, tiling, ceiling timbers, downlighters, radiator.

Outside

The property has a lawned frontage with hedge boundary and is approached via an electric gated gravel driveway with parking for several cars leading to a garage.

Garage: Electric up and over door, light and power, space for washing machine and tumble dryer, radiator, eaves storage.

The rear courtyard garden is beautifully landscaped with a paved pathway and patio area flanked with manicured lawn and well stocked flower beds, brick wall and timber fence boundary. A gate leads to the front door and access to the rear leading to the Barn Studio and driveway.

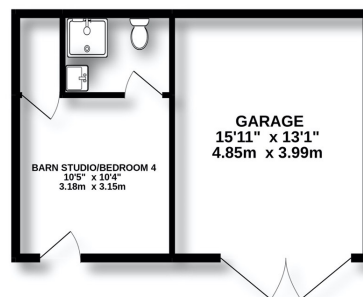


Directions

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 Hollandtide Lane (to Chalgrove) and after 1.9 miles, at the T Junction, turn right onto Berrick Road. Turn left onto the Mill Lane, the property will be found along on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.



TOTAL FLOOR AREA : 1248sq.ft. (115.9 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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