



The Green, Chalgrove OX44 7SU



The Green, Chalgrove

An exceptionally well presented detached period property set in the heart of the conservation area of this ever popular South Oxon village. Grade II listed it dates from the 17th Century and has a wealth of period features including exposed beams and timbers, a brick fireplace and the added benefit of a new thatch roof along with a refitted bathroom and an attractive kitchen.



Freehold

Accommodation

The property has gas central heating to radiators.

Front door to:

Sitting Room: 12'6 x 12'5

The room features a double aspect with a brick fireplace with timber beam and log stove that also opens to the dining room, wall and ceiling timbers and 2 radiators.

Dining Room: 16' x 8'6

Brick fireplace, timber beam and exposed stone wall, 2 windows to the side, 1 to the front, radiator and staircase.





Rear Lobby: Tiled and heated floor, stable door to the side.

Kitchen: 10'8 max. x 9'6

Wide window to the drive, range of storage units, wood worktops, tiled and heated floor, gas hob with extractor hood, electric oven, fridge, freezer and dishwasher with space for a washing machine. Pelmet lighting

Bathroom: White 3 piece suite with a tile enclosed bath and shower above, glass block screen, tiled walls, heated and tiled floor, down lighters, window and heated towel rail.

Stairs to First Floor: Door to:

Bedroom 2: 12'2 x 6'4 (to chimney breast)

Side aspect and a range of fitted cupboards and wardrobes. Wall timbers, loft access, radiator.

Door through to:

Bedroom 1: 13'7 x 13'3

Range of fitted wardrobes, front aspect, radiator and wall timbers, loft access.

Outside

Twin gates open to a gravel drive with 2 parking spaces.

Main Garden:

A lovely feature it extends to the front of the cottage and abuts the village green. Mainly laid to lawn with a lavender bordered path and flower and shrub borders. Timber fencing and picket fence.

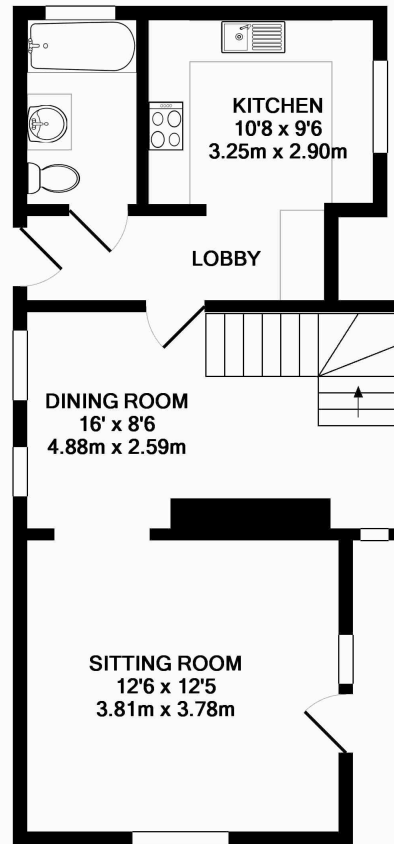
Side garden: Gravel with raised side beds and gate through to the drive.



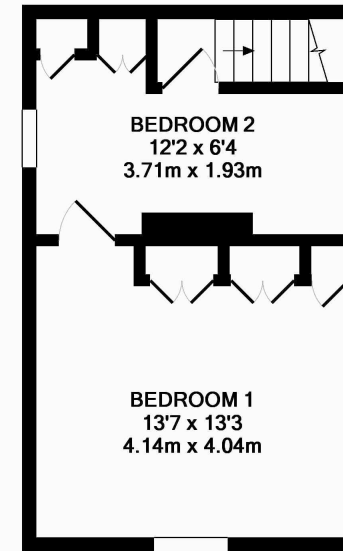
Directions

From our office turn left onto St Marys 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, after 1.9 miles, at the T Junction, turn right onto Berrick Road. After .5 mile this will lead to the High Street, the Green is on the left opposite the Red Lion public house.

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 APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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