



Farm Close, Chalgrove OX44 7RL



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A beautifully presented and extended semi detached home in a traffic free location in a quiet residential location with a superb 85' rear garden, garage and parking. It features a sitting room with feature fireplace, 19' family/dining room and a 20'5 kitchen/breakfast room: it is set in this popular village with an excellent range of amenities on its doorstep.

Accommodation

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



Freehold

Entrance Hall: Stairs to landing with cupboard under, radiator

Lounge: 13'7 x 12'3

Feature stone wall and fireplace with TV plinth to the side, radiator, picture window to front.

Dining/Family Room: 19' x 10'3

Partial wood style floor, radiator: twin French doors to the garden.

Kitchen/Breakfast Room: 20'5 x 7'9-6'7

French doors to rear, range of storage units, with worktops, partial tiling, electric ceramic hob, extractor hood, double electric oven, fridge, freezer, dishwasher, washing machine/dryer, tiled floor.





Stairs to Landing:

Loft access, airing cupboard and window to the side.

Bedroom 1: 13'1 x 11'6 (incl. Wardrobes)
Fitted wall-to-wall range of wardrobes and dressing table, radiator, front aspect.

Bedroom 2: 11'6 x 10'4 (excl. wardrobes)
Window to the rear, radiator: fitted wardrobes with sliding doors.

Bedroom 3: 10' x 6'8
Front aspect, radiator.

Bathroom: White 3 piece suite including a shower above the bath, tiled walls, wood style floor, window, radiator and down lighters.

Outside

Front Garden:

Mainly laid to lawn with side beds, mature hedging to the front and bordering the path to the front door.

Garage in Block.

Rear Garden:

A lovely feature the garden extends to 85' in length and features a raised terrace with steps to the lawn, fishpond, side terrace and shrub and plant border beds with a path to rear. It is enclosed by timber fencing with a side gate to the front. There is a further terrace and path to the vegetable patch.

Garden shed 7'9 x 5'9

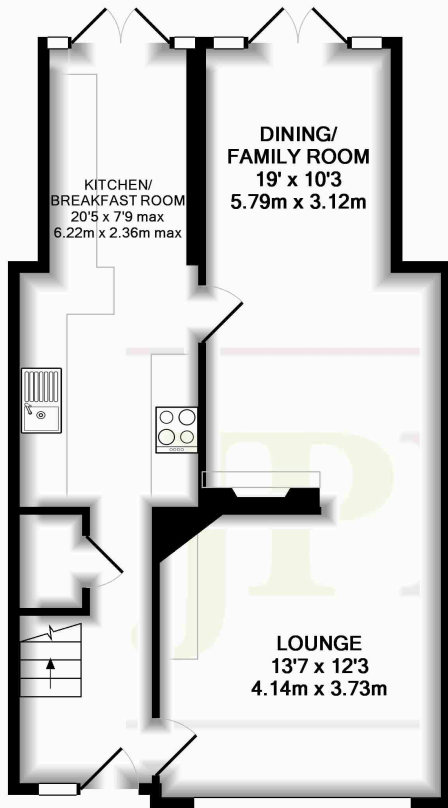


Directions

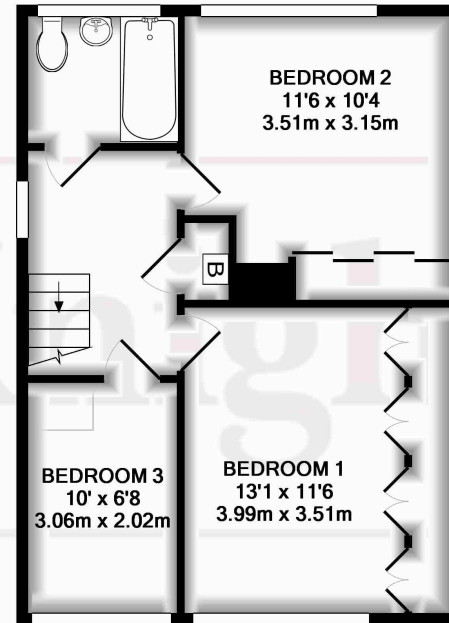
Turn right by the traffic lights at Waitrose and proceed over Wallingford Bridge. At the mini roundabout turn left into Benson Lane at the end turn left on the A4074. Turn right into Church Road, Benson, at the junction right onto Castle Square, first left onto B4009, Watlington Road. After 1.5 miles turn left into Cottesmore lane, after 1.9 miles, at the T Junction, turn right onto Berrick Road. After 0.5 mile this will lead to the High Street, turn right, Farm Close is on the right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 1030 SQ.FT. (95.7 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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