



Chambrai Close, Appleford, OX14 4NT

Offers Over £450,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An extended three bedroom detached house with a south facing rear garden which adjoins Appleford Recreation ground.

Offering ample and flexible accommodation, the property is coming to the market for the first time in a number of decades and has the benefit of a pitched roof, single storey extension to the rear of the property, which in turn expands the reception space. Further to its ground floor accommodation is an entrance hall, sitting room, W/C, front to back kitchen/breakfast room, which leads to a covered side access which has an integral door leading in to a single garage. To the first floor is a large landing with access to all three double bedrooms, W/C and family shower room. Within the last 15-20 years the property has been converted to mains gas and has the benefit of replacement UPVC double glazed windows.

To the front of the property there is a large hard standing driveway with off street parking available for 2/3 vehicles and a largely lawned frontage, which offers further potential to expand the parking, should this be required. There is a side access to either side of the property which leads to the incredibly well maintained and south facing rear garden, which backs on to Appleford Recreation ground.



Some material information to note: Connected to mains gas, electric, water and drainage.

According to Ofcom ultrafast broadband is available at the property. According to Ofcom a range of phone providers offer a fair service at this property. According to GOV.UK Flood risk, there is a low risk of flooding. For any information from the register of title relating to Restrictive Covenants, restrictions etc please contact the agent.



Key Features

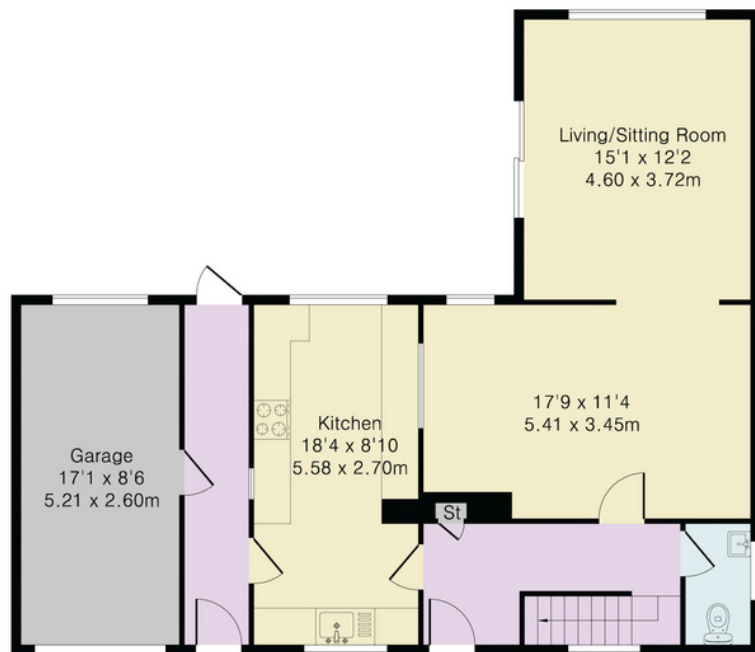
- Large and well-maintained south facing rear garden which backs on to Appleford Recreation Groun
- Extended to the rear via pitched roof extension, which expands the ground floor accommodation
- Vast potential to renovate, modernise and extend
- Located on a popular cul-de-sac within this desirable South Oxfordshire village
- Converted to gas central heating from oil 15-20 years ago
- UPVC double glazed windows throughout
- Council Tax Band: D
- EPC rating: D

The Location

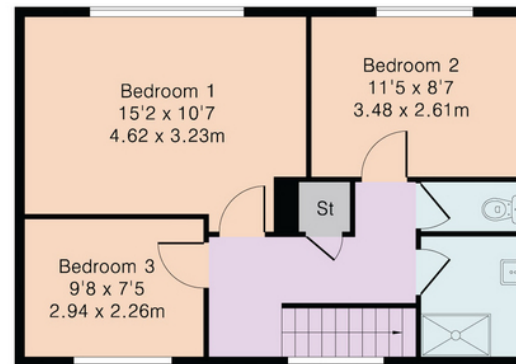
Appleford is a small village on the river Thames with a village church and Appleford train station. Both Didcot & Abingdon are close by (each 4 miles approximately) offering comprehensive shopping and leisure facilities as well as Didcot Parkway train station which has direct train links to Oxford city centre and London Paddington (approximately 40 minutes).



Approximate Gross Internal Area 1397 sq ft – 130 sq m
Ground Floor Area 906 sq ft – 84 sq m
First Floor Area 491 sq ft – 46 sq m



Ground Floor



First Floor

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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