



137 High Street, Oxford, OX44 7ST
£389,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

An immaculately presented, three bedroom, family home situated in the popular high street location overlooking the village stream.

This extended, semi detached home comprises entrance hall, newly fitted wren kitchen, partially converted integral garage, currently being used as utility/boot room by the current owners, cloakroom, plus an exceptionally large lounge/diner with patio doors leading to a small lawned garden and seating area adjacent to the stream. On the first floor there are three double bedrooms as well as a newly renovated, fully tiled bathroom. Finally to the front there is driveway parking plus an addition, low maintenance garden with side access. To fully appreciate the location and presentation, viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability could be compromised with some of the major providers. The government portal generally highlights this as an unlikely/ very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.





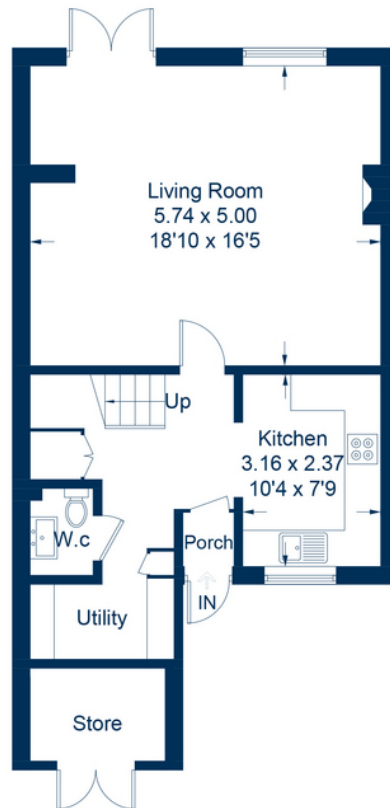
Key Features

- Extended semi detached home
- Three double bedrooms
- Partially converted garage
- Newly fitted kitchen and bathroom
- Generous sized lounge/diner
- Overlooking village stream
- Immaculately presented throughout

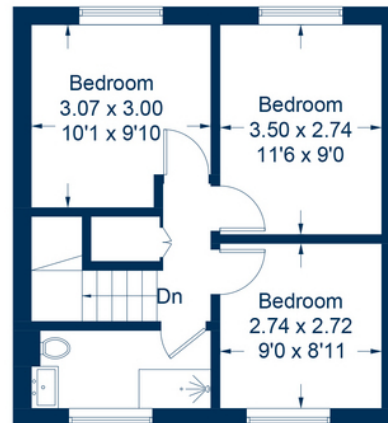
The Location

Chalgrove is set amidst flat farmland situated c. 10 miles south east of Oxford, c. 4 miles west of Watlington, and only c. 5 miles from J6 of the M40. This is a popular village with a strong village community and has two Village Halls and three Public Houses. There are six shops, including two mini-markets, a Florist, Pharmacy, Post Office, and a Newsagent. Other services include a Doctors Surgery. The village has a Primary School in addition to a number of day nurseries. There is also a secondary school in nearby Watlington. There is a fast train service from Thame/Haddenham (12 miles) to London Marylebone (45 mins) and from Didcot (15 miles) to Paddington (45 mins). There are comprehensive shopping facilities and a weekly market in the nearby market towns of Thame and Watlington. The city of Oxford has extensive

Approximate Gross Internal Area
 Ground Floor = 52.9 sq m / 569 sq ft
 First Floor = 37.4 sq m / 402 sq ft
 Total = 90.3 sq m / 971 sq ft
 (Excluding Store)



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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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