



6 Sixpenny Lane, Oxford, OX44 7YD
£490,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain and situated within a quiet cul-de-sac location is this four bedroom detached family home.

Occupying a pleasant corner plot this family home comprises entrance hall, a spacious lounge with feature gas fire, French doors leading to purpose built and spacious conservatory, a well equipped kitchen as well a formal dining room and added cloakroom. On the first floor the property boasts four well proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, while a stylish family bathroom serves the remaining bedrooms.

To the rear, you'll find a private and enclosed West facing rear garden, ideal for outdoor dining and entertaining as well as side access to the single garage. To fully appreciate the size, location and overall presentation viewings are highly recommended.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking as well as single garage. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile coverage is available on all major phone providers with the possible exception of Three network. The government portal generally highlights this as a very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.





Key Features

- No onward chain
- Detached family home
- Driveway with single garage
- Cul-de-sac location
- Four well proportioned bedrooms
- Spacious conservatory overlooking garden
- En suite from the principal bedroom

The Location

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handy for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.





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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.

Wallingford Office
72 High Street, Wallingford
Oxfordshire, OX10 0BX

T 01491 833 833
E wallingford@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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