



15 Saw Close, Oxford, OX44 7TW  
£315,000

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

An attractive two bedroom property, situated in a cul de sac within the popular village of Chalgrove. Offered to the market with two double bedroom, kitchen/diner and driveway parking.

The property comprises of; entrance porch, a spacious lounge, and generous sized kitchen/ diner which leads to private and enclosed rear garden which is mainly laid to lawn however, offers the benefits of a patio area and decked space to the bottom of the garden. On the first floor there are two double bedrooms and a family bathroom. To the front there is driveway parking to multiple vehicles.

To fully appreciate the the overall presentation of this pretty home, 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 coverage on all major mobile phone providers is available at this address with the possible exception of Three network. If a property was built pre-1999 there may be low levels of asbestos which is considered safe if left undisturbed.

The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property.







## Key Features

- Well presented throughout
- Two double bedrooms
- Driveway parking
- Kitchen/diner with breakfast bar
- Cul-de-sac location
- Private and enclosed rear garden

## The Location

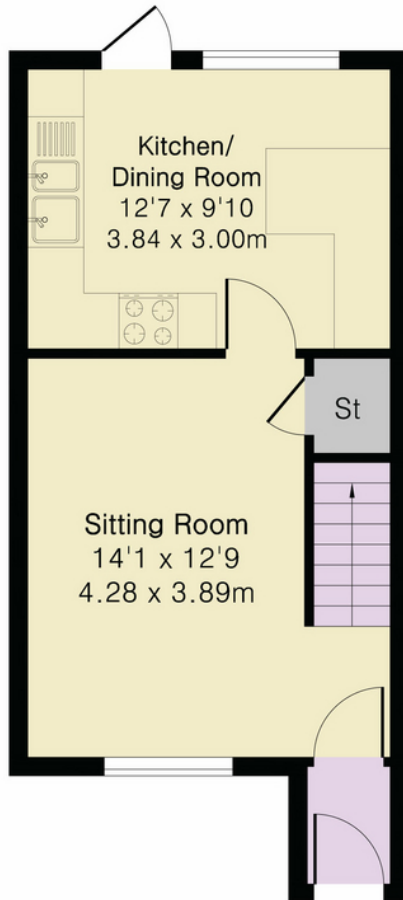
Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a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



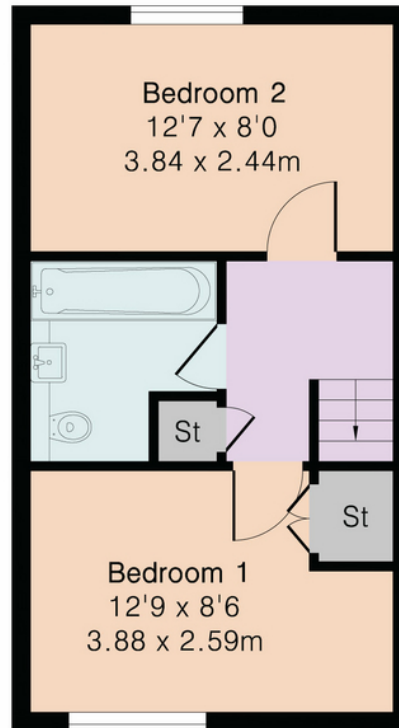
## Approximate Gross Internal Area 631 sq ft - 59 sq m

Ground Floor Area 322 sq ft – 30 sq m

First Floor Area 309 sq ft – 29 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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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