



13 Hardings, Oxford, OX44 7TJ

£579,950

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain and occupying a pleasant corner plot is this immaculately presented four bedroom property. Situated on a quiet cul-de-sac in the village of Chalgrove.

This impressive family home offers spacious and versatile living, perfect for modern family life. The property boasts a thoughtfully designed layout and high-quality finishes throughout. Upon entering, you're welcomed into a wide hall area with access to much of the ground floor accommodation. The spacious lounge area features a multi-fuel burner, the separate study provides a quiet space for home working or reading, while the dining room benefits from direct access to the private rear garden. The stylish and well-appointed kitchen is fitted with high-end appliances and ample workspace, complemented by a practical utility room and a convenient downstairs cloakroom. Upstairs, the property offers three spacious double bedrooms, each with built-in storage, including a luxurious principal bedroom with en suite. A further single bedroom makes an ideal nursery or dressing room, and a modern family bathroom serves the additional bedrooms.



Outside, there is a private and enclosed landscaped rear garden. The property also benefits from a detached garage with the potential to convert into a garden studio or home office (subject to any necessary planning). To the front, there's ample driveway parking for multiple vehicles. To fully appreciate the size, location and overall finish, 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 additional gated access to the rear for further potential parking. Offcom checker indicates



Key Features

- No onward chain
- Detached family home
- Four bedrooms
- En suite from the principal bedroom
- Garage and driveway parking
- Three reception rooms
- Air conditioning in the lounge and principal bedroom
- Stylish kitchen and added utility

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.

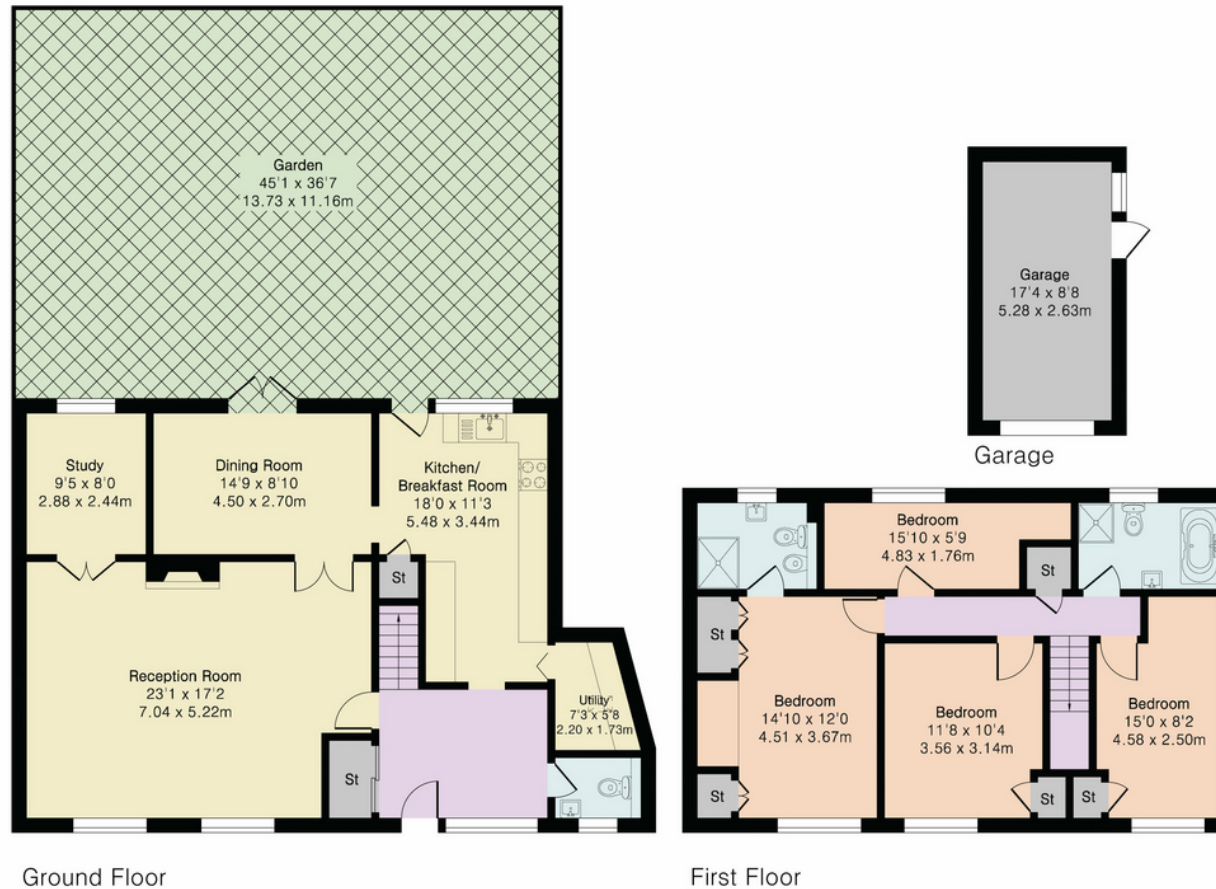


**Approximate Gross Internal Area 1745 sq ft - 162 sq m
(Excluding Garage)**

Ground Floor Area 1010 sq ft – 94 sq m

First Floor Area 735 sq ft – 68 sq m

Garage Area 149 sq ft – 14 sq m



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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