



25 French Laurence Way, Chalgrove, OX44 7YF
£525,000

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented four bedroom detached home with statement kitchen and landscaped garden, which has been thoughtfully extended and re configured by the current owners current owners to offer spacious, contemporary living throughout.

This family home boasts a stylish and sociable open-plan kitchen/diner, featuring a striking extended layout with bi-fold doors that open directly onto the landscaped south-west facing garden. The kitchen is fully fitted with high-end integrated Bosch appliances, combining functionality with sleek design. A bright and inviting lounge area to the front of the property whilst a convenient cloakroom adds practicality to the ground floor. Upstairs, the home offers four well-proportioned bedrooms, including a en suite from the principal bedroom . A modern family bathroom serves the remaining bedrooms.

Outside, the beautifully landscaped garden is designed for both relaxation and entertainment, complete with mature planting, a hot tub, and a dedicated bar area. To the front, there is a garage and driveway parking. To fully appreciate the 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. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability is available on all major phone providers with the possible exception of Three network. 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. Properties



Key Features

- Detached family home
- Four bedrooms
- Extended by the current owners
- Driveway parking and garage
- En suite from the principal bedroom
- Kitchen diner with Bosch appliances
- Landscaped garden with hot tub

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.



**Approximate Gross Internal Area 1252 sq ft - 117 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 622 sq ft – 58 sq m

First Floor Area 630 sq ft – 59 sq m

Garage Area 166 sq ft – 15 sq m

Outbuilding Area 106 sq ft – 10 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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