



High Street, Chalgrove, OX44 7SR
£849,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A handsome Edwardian five bedroom detached family home of particular charm with two modern bathrooms and exceptional reception spaces which include a family room, main lounge and open plan kitchen-diner-family room. The property has undergone a range of improvements by the current owners in recent years and has a large lawned garden, detached gym/studio, and ample driveway parking. The downstairs accommodation comprises entrance hall, lounge, family room which could also be used as a formal dining room, kitchen-diner-family room with central island and wood burning stove, utility room, and cloak room. On the first floor there is a very impressive four-piece bathroom and five bedrooms; one with en-suite bathroom. Other benefits include electric charging point, solar panels, and new modern electric heaters. To be fully appreciated; the property must be viewed.

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 Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities.





Key Features

- Five bedroom detached Edwardian family home.
- Kitchen-diner with central island.
- Family room.
- Utility room.
- Large garden.
- Detached studio/gym.
- Ample driveway parking.





The Location

Some material information to note: Electric heating. Mains water, mains electrics. Mains drains. Ofcom checker indicates standard to ultrafast broadband is available at this address. Ofcom checker indicates mobile availability with all of the major providers. The property has driveway parking.

The government portal generally highlights this as a very low risk address for surface water flooding, very low risk for groundwater flooding, and medium risk for seas and rivers. 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. Buyers are advised to conduct their own investigations and obtain their own independent advice to confirm the presence of any asbestos. 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.

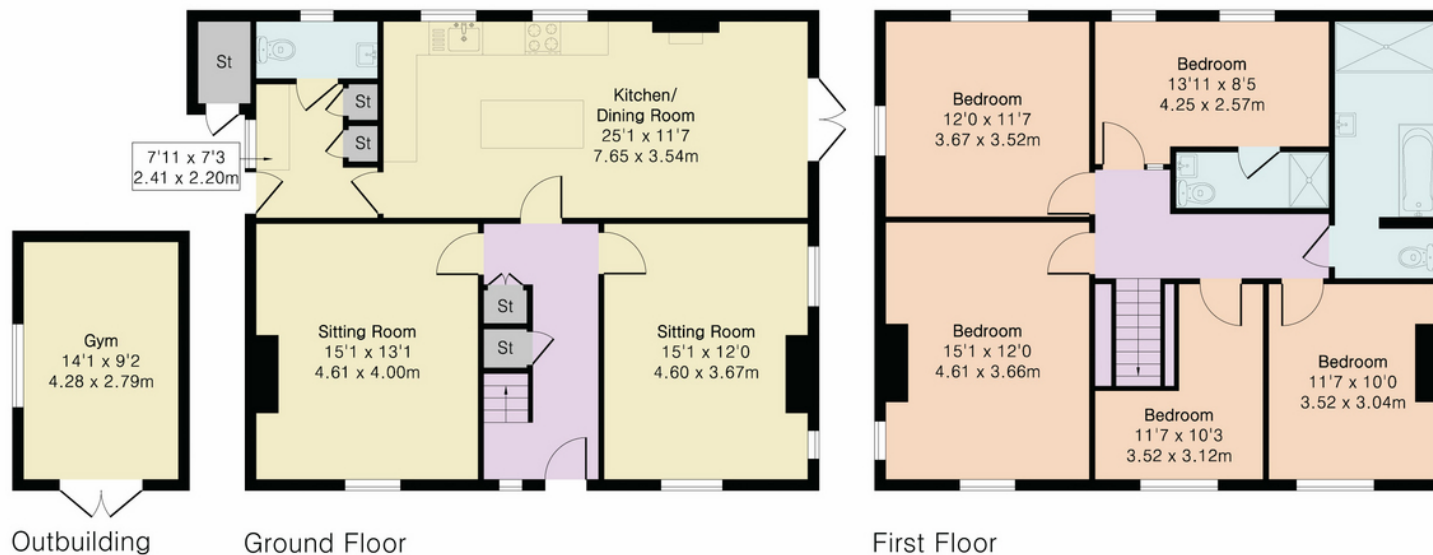


**Approximate Gross Internal Area 1782 sq ft - 166 sq m
(Excluding Outbuilding)**

Ground Floor Area 899 sq ft – 84 sq m

First Floor Area 883 sq ft – 82 sq m

Outbuilding Area 129 sq ft – 12 sq m



Thomas Merrifield and their clients give notice that:

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



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.

