



16 French Laurence Way, Oxford, OX44 7YE  
£550,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in the desirable village of Chalgrove, this spacious four-bedroom, two bathroom, detached family home is nestled in an idyllic spot within a cul de sac.

The property comprises; entrance hall, cloakroom, a generous kitchen diner, ideal for entertaining guests, a fabulous family living room, flooded with natural light, featuring a stunning bay window. Upstairs, you'll find four generously sized bedrooms, including a principal bedroom complete with fitted wardrobes and a contemporary, newly fitted, en suite shower room. The additional bedrooms offer flexibility for growing families, home offices, or guest accommodation, again with fitted wardrobe areas plus a family bathroom.

Outside, the rear garden is a true delight, boasting a pretty summer house, nature pond, and a hot tub with a dedicated seating area, all of which has been thoughtfully configured by the current owners to create private and secluded outdoor space. The property also benefits from a garage and driveway parking, providing ample space for multiple vehicles. To fully appreciate the location and overall presentation, viewings are highly recommended.





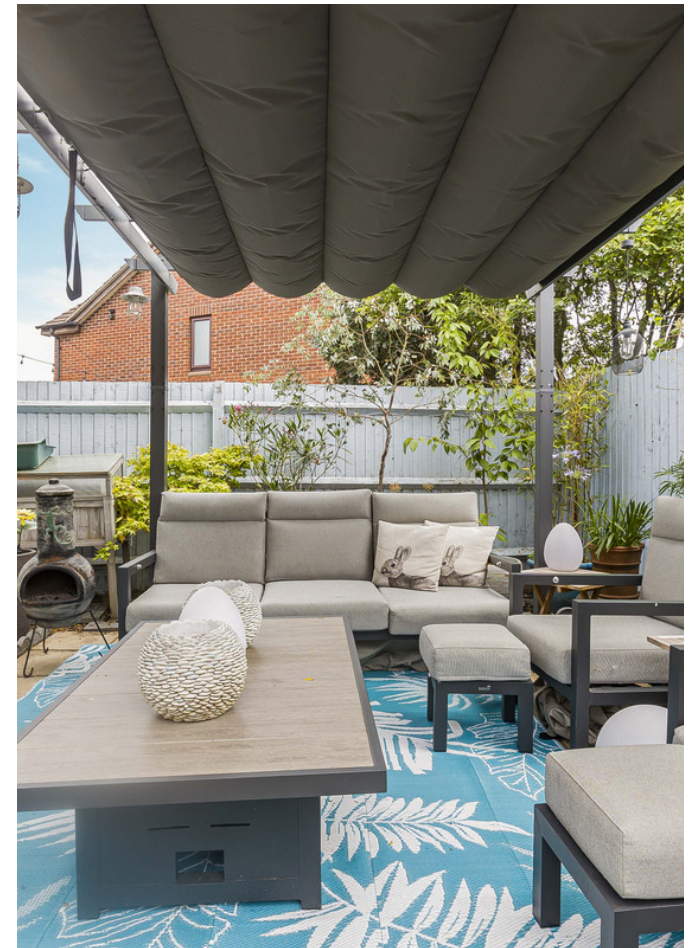


## Key Features

- Detached family home
- Spacious kitchen diner
- Private and enclosed rear garden
- Four well proportioned bedrooms
- En suite shower room
- Hot tub and summer house
- Driveway parking and garage
- Desirable location

## 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.



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.

**Approximate Gross Internal Area 1120 sq ft - 104 sq m  
(Excluding Outbuilding & Garage)**

Ground Floor Area 543 sq ft – 50 sq m

First Floor Area 577 sq ft – 54 sq m

Garage Area 176 sq ft – 16 sq m

Outbuilding Area 164 sq ft – 15 sq m



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