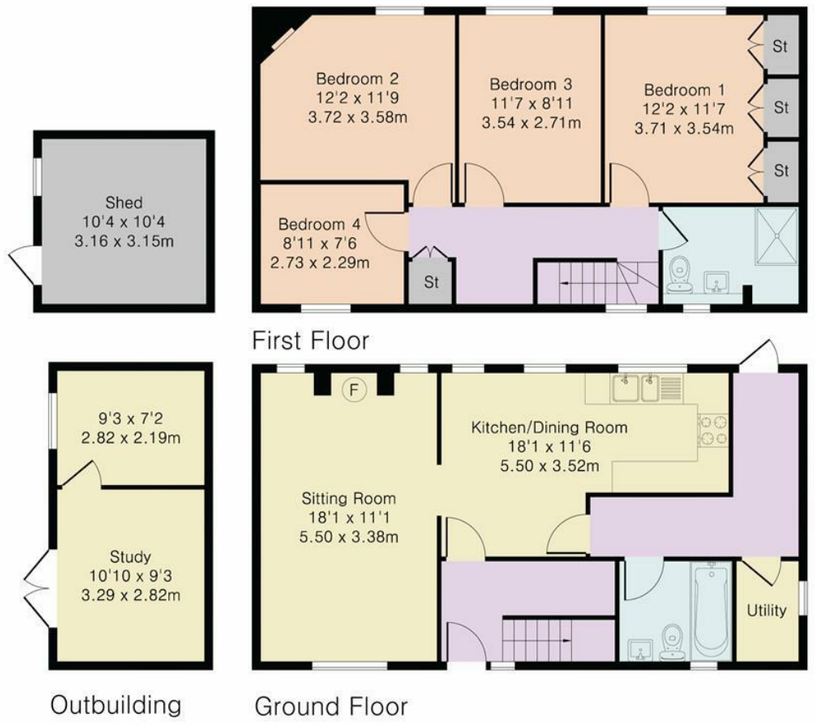
Approximate Gross Internal Area 1500 sq ft - 140 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 612 sq ft – 57 sq m

Outbuilding Area 276 sq ft – 26 sq m

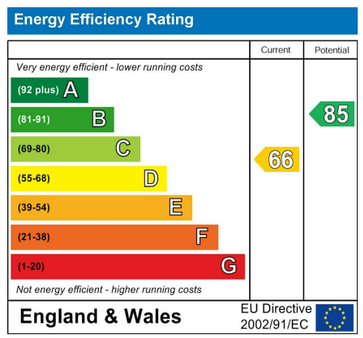


PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

Robinson Sherston



01491 614000 watlington@robinsonsherston.co.uk www.robinsonsherston.co.uk

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Guide Price £550,000

17 Monument Road, Chalgrove

A semi detached four bedroom character property occupying a plot extending to almost a quarter of an acre with opportunities to improve and extend

- Spacious family home
- 4 double bedrooms
- 2 bathrooms
- Open plan kitchen/diner
- Sitting room
- Sizeable plot
- Village location
- EPC: D

A 4 bedroom semi-detached property in the popular village of Chalgrove

- Wallingford 9.5 miles
- Watlington 3.7 miles
- Oxford 6 miles
- M40 (J6) 3.5 miles
- London 48 miles
- Heathrow 35 miles

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17 Monument Road

17 Monument Road is a well presented semi-detached property in the charming village of Chalgrove. Having been recently extended, the property boasts four spacious double bedrooms and a modern shower room upstairs. Downstairs there is a fitted kitchen/diner with modern appliances, utility room and sitting room with a wood burning stove.

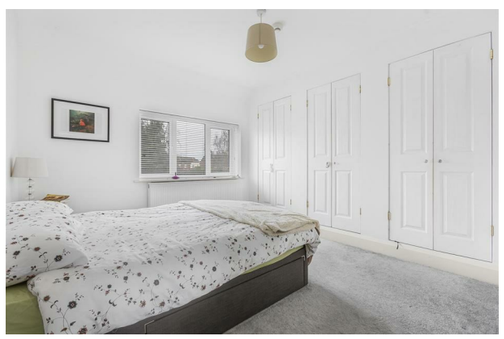
This home is ideal for families and the sizeable plot offers options to extend further (subject to planning)

Outside

To the front of the property is a large gravel driveway with ample parking, lawned area and mature shrubs. The expansive rear garden is ideal for outdoor gatherings and children's play and has a garden room/office and useful shed.

Chalgrove

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 several day nurseries. There is also a secondary school in nearby Watlington. Thames Travel provides an hourly bus service from Watlington to Oxford (Number T1). There is also 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 traditional market towns of Thame and Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities.



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Services

Mains Services: Electricity / Gas / Water / Drainage
Heating: Gas fired central heating
Local Authority: South Oxfordshire District Council
Council Tax Band: D
EPC Rating: D

Directions

Postcode: OX44 7RH What3Words:///sharpens.needed.silks

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000
Email:
watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.