



# Robinson Sherston



**Guide Price**  
**£510,000 Freehold**







**7 Sixpenny Lane**  
**Chalgrove**  
**Oxfordshire OX44 7YD**

01491 614 000 [watlington@robinsonsherston.co.uk](mailto:watlington@robinsonsherston.co.uk) [www.robinsonsherston.co.uk](http://www.robinsonsherston.co.uk)

This detached four bedroom family house occupies a quiet location in a private cul-de-sac on the edge of the village. The interior has been comprehensively remodelled and fitted over recent years and now displays a contemporary interior of much style together with a sizeable landscaped garden to the rear. Planning consent has been obtained to further extend the property at ground floor level.

-  Entrance Hall
-  Reception Room
-  Conservatory
-  Kitchen/Dining Room
-  4 Bedrooms
-  2 Bath/Shower rooms (1 en-suite)
-  Cloakroom
-  Garage & Parking
-  Landscaped Garden

An outstanding four bedroom detached modern family house in a quiet cul-de-sac setting

-  Wallingford 9.5 miles
-  Watlington 3.7 miles
-  Oxford 5.9 miles
-  M40 (J6) 3.5 miles
-  Heathrow 35 miles
-  London 48 miles







## Description:

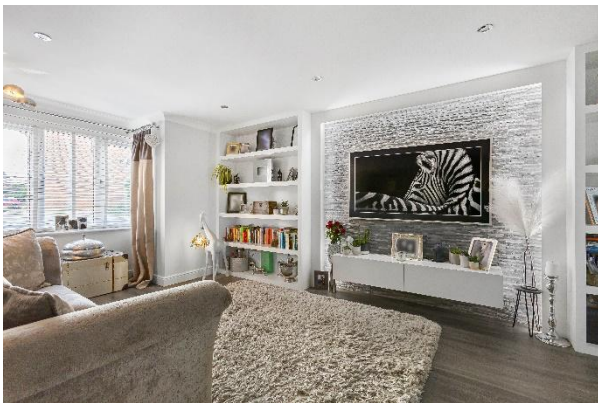
This detached modern family house is situated in a small private cul-de-sac set away from Sixpenny Lane. It has been the subject of comprehensive improvement works over recent years including comprehensive refitting and remodelling of the accommodation to create a contemporary living space of great style.

A sizeable rear garden has been professionally landscaped and planted and provides an attractive and private outside space with terraced areas and a number of landscape features. Alongside the house is a garage and ample parking

The interior features a spacious through reception room with an illuminated feature wall which is the centrepiece of the room. A conservatory lies beyond and this opens to the garden. The well-equipped kitchen with textured cabinets has been re-modelled to create an open-plan arrangement with dining area and this too opens to the garden.

On the first floor there are four bedrooms, 3 of which are double, and the master bedroom has an en suite shower room. From the first floor there are some fine extended views over the garden and the countryside beyond.

**Note:** Planning consent has been gained to replace the existing conservatory to a larger more contemporary garden room that extends to the rear and then wraps around the flank of the house.



## 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).





## Garden:

The garden has been professionally landscaped. A paved terrace extends from the back of the house providing an al fresco dining area.

A shaped lawn lies beyond with a further paved terrace designed as a seating area.

There are raised planters and an elevated area to the rear with Box and Laurel together with other ornamental plants.

An open area alongside the house provides a storage area with shed. There is lighting and an outside water tap.

A side gate provides access to the driveway and garage.



## Services

Mains services: Gas / Electricity / Water / Drainage

Heating: Gas fired central heating/electric underfloor heating

Local Authority: South Oxfordshire District Council

Council Tax Band: E

EPC Rating: D

## Viewings

Viewing by prior appointment with Robinson Sherston  
Watlington office

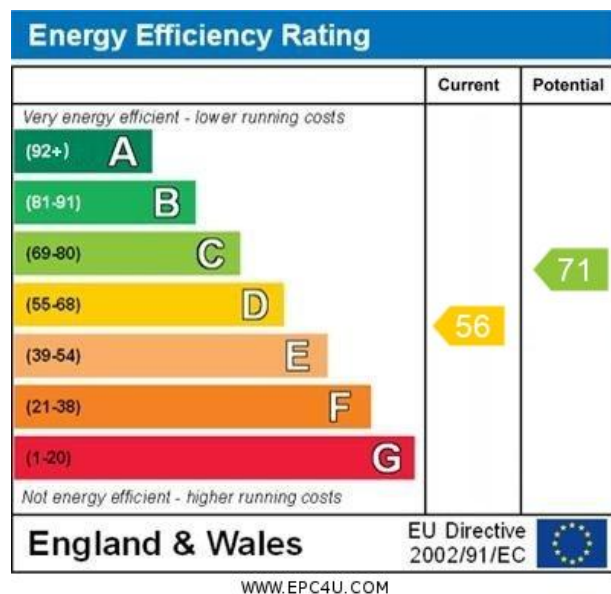
Tel: **01491 614 000**

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.*





Approximate Gross Internal Area 1343 sq ft – 124 sq m  
 Ground Floor Area 670 sq ft – 62 sq m  
 First Floor Area 518 sq ft – 48 sq m  
 Garage Area 155 sq ft – 14 sq m

