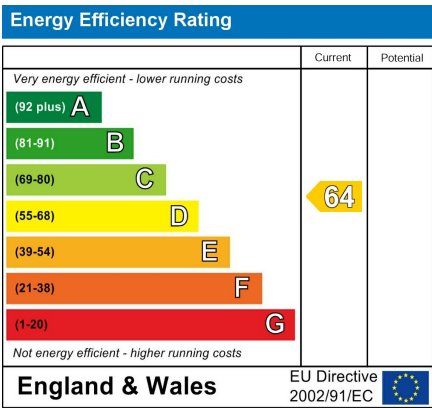


Approximate Gross Internal Area 1793 sq ft - 166 sq m
 Ground Floor Area 1019 sq ft – 95 sq m
 First Floor Area 564 sq ft – 52 sq m
 Garage Area 210 sq ft – 19 sq m



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.



Guide Price
 £550,000

45 Brinkinfield Road
 Chalgrove

A spacious detached chalet bungalow offering flexible living accommodation with detached garage/workshop and a 200 ft garden

- Detached and spacious family home
- Flexible living accommodation
- 20ft sitting room
- Modern fitted kitchen
- Master bedroom with en-suite bathroom
- 3/4 further bedrooms
- Downstairs family shower room
- 200 ft rear garden
- Detached garage/workshop
- Attractive brick block-paved driveway accommodating up to 6 vehicles

A well presented and spacious chalet bungalow offering family accommodation in the popular village of Chalgrove

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



25 Brinkinfield Road

This spacious detached chalet bungalow is situated in the popular village of Chalgrove and boasts flexible living arrangements and light-filled accommodation, making it a perfect family home.

The entrance hall leads to a light and bright 20ft sitting room with a gas fired feature fireplace and wooden floors. There is a modern, fully fitted kitchen, and dining room which can also be used as a fifth bedroom. The ground floor features two double bedrooms, including the master with an en-suite bathroom and fitted furniture with French doors leading out to the patio.

Heading upstairs, you will find two additional bedrooms, with one offering views of the front of the property, and a versatile room currently used as a dressing/playroom.

With 1793 sqft of living space and the potential for 4 to 5 bedrooms, this property is in good condition and ready for a new family to call it home.

Outside

A full-width paved patio at the rear of the property is perfect for al fresco dining and entertaining and there is side access for added convenience. Steps lead up to the 200ft garden laid to lawn with attractive specimen trees and a good sized garden shed, ideal for garden storage.

Parking is made easy with an attractive brick block-paved driveway accommodating up to 6 vehicles, along with a detached garage/workshop.

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.



Services

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



Directions

Postcode: OX44 7QX What3Words:///occur.awakes.makes

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.