



Brinkinfield Road, Chalgrove, Oxford OX44 7QX

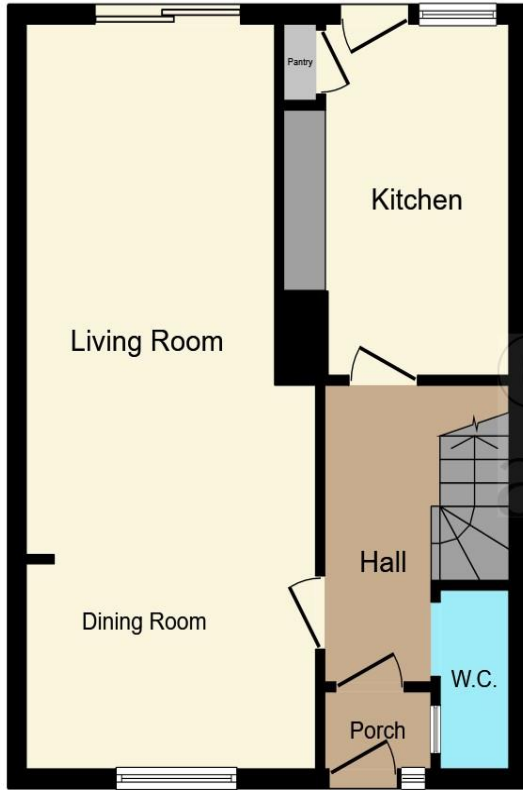


Welcome to

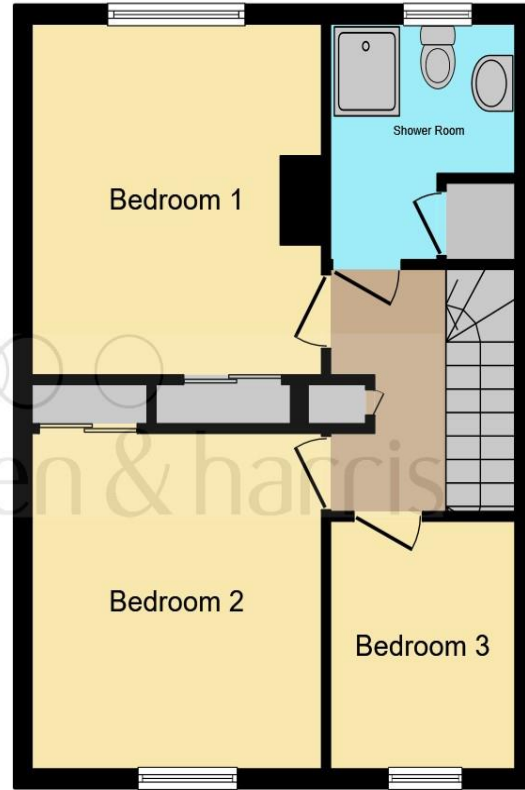
Brinkinfield Road, Chalgrove, Oxford

A rarely available, modern family home situated in this prime village position close to local amenities and offers light and airy accommodation throughout. The property is situated in the village of Chalgrove which offers good local amenities and access to Oxford, market towns of Watlington and Wallingford are nearby. The property comprises entrance porch, large entrance hall, living room opening to dining area, modern fitted kitchen, cloakroom, first floor landing, three double bedrooms and modern fitted shower room. Outside is an enclosed front garden being well stocked with flower and shrubs, to the rear is an enclosed garden with raised decking area leading to a mainly laid to lawn garden with stocked borders and access to the garage and two parking spaces.

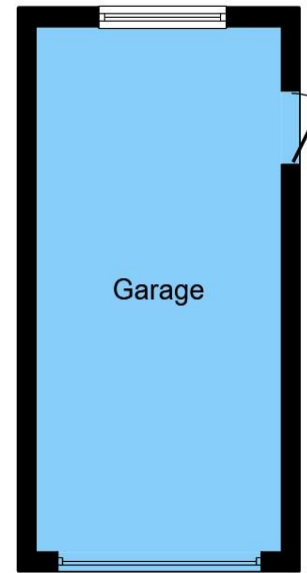




Ground Floor



First Floor



Garage

Entrance Porch

Entrance Hall

Living Room

17' 3" x 11' max narrowing to 9'4 (5.26m x 3.35m max narrowing to 9'4)

Dining Room

12' x 11' (3.66m x 3.35m)

Kitchen

12' 8" x 8' 6" (3.86m x 2.59m)

Cloakroom

Landing

Bedroom One

14' x 11' (4.27m x 3.35m)

Bedroom Two

13' 7" x 11' (4.14m x 3.35m)

Bedroom Three

9' 6" x 8' 6" (2.90m x 2.59m)

Shower Room

Garage

Parking

Front And Rear Gardens

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Welcome to

Brinkinfield Road, Chalgrove, Oxford

- Modern Family Home
- Light and Airy Throughout
- Open Plan Living/Dining room
- Three Double Bedrooms
- Decent Sized Rear Garden

Tenure: Freehold EPC Rating: E

offers in excess of

£375,000

Location:

The historic village of Chalgrove is situated in the heart of southern Oxfordshire. The village has an active community; with amenities including a range of shops, pharmacy, village primary school, GP surgery as well as a selection of public houses and restaurants.

With easy access to the M40 motorway, the village is perfectly located for the balance of countryside living with modern amenities. The nearby market town of Watlington (4 miles) has an excellent range of amenities including a Co-op supermarket, independent shops, restaurants and other leisure facilities such as a the Watlington Sports Club. The university city of Oxford is just 12 miles away, offering numerous museums, theatres, shopping facilities and transportation links.



view this property online [allenandharris.co.uk/Property/WLF104443](https://www.allenandharris.co.uk/Property/WLF104443)

Please note the marker reflects the postcode not the actual property



Property Ref:
WLF104443 - 0005

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