



Mill Lane, Chalgrove, Oxford OX44 7SL

Welcome to

Mill Lane, Chalgrove, Oxford

Set on the edge of the village with views over fields is this substantial family home you'll be excited to come home to...Offering flexible living accommodation with Annex potential. The property is situated in this historic South Oxfordshire village offering local shops, pharmacy, primary school, doctor's surgery and local eatery pubs. The property offers five good sized bedrooms with large modern fitted four piece family bathroom and master bedroom with a range of built in wardrobes and modern fitted en-suite shower room. The spacious dual aspect open plan sitting/dining room leads through to the large kitchen breakfast room being modern fitted.

Outside is a mature plot approaching 1/3 acre plot with a large gravel driveway and lawned frontage leading to the large tandem length garage. The rear garden is predominately laid to lawn bounded by fencing and offers a large patio all being westerly facing aspect.

The property itself offers scope to enlarge and to create a substantial family home (stp) or just to live in as a spacious bungalow.





Large Entrance Hall

Storage Cupboards

Sitting Room

19' x 12' 10" (5.79m x 3.91m)

Dining Room

12' 6" x 11' 11" (3.81m x 3.63m)

Kitchen Breakfast Room

25' 8" x 12' narrowing to 9' 3" (7.82m x 3.66m narrowing to 2.82m)

Master Bedroom

18' 7" narrowing to 14' 8" x 10' 9" (5.66m narrowing to 4.47m x 3.28m)

En-Suite Shower Room

Bedroom 2

14' 8" x 11' 2" narrowing to 9' 2" (4.47m x 3.40m narrowing to 2.79m)

Bedroom 3

12' 3" x 8' 8" (3.73m x 2.64m)

Bedroom 4

11' 2" x 10' (3.40m x 3.05m)

Bedroom 5

11' x 7' 6" (3.35m x 2.29m)

Family Bathroom

Front Garden

Driveway Parking

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.

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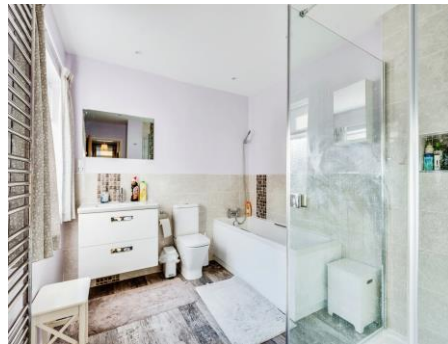
- Substantial Detached Family home
- Good Access to Watlington and Oxford
- Situated on a 1/3 Acre Plot
- Overlooking Farmland
- Good Local Amenities

Tenure: Freehold EPC Rating: E

£950,000

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 the Watlington Sports Club. The university city of Oxford is just 12 miles away, offering numerous museums, theatres, shopping facilities and transportation links.



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Please note the marker reflects the postcode not the actual property



Property Ref:
WLF104445 - 0004

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01491 835135



wallingford@allenandharris.co.uk



6 St. Marys Street, WALLINGFORD, Oxfordshire,
OX10 0EL



allenandharris.co.uk