



**Monument Road, Chalgrove, Oxford OX44 7RH**

## Welcome to

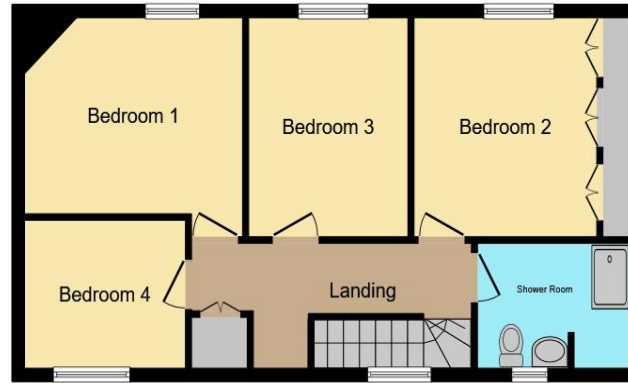
### Monument Road, Chalgrove, Oxford

This extended family home has been extended by the current owners to create a sizable home and with the impressive 110ft rear garden boasting a useful timber cabin/home office. The accommodation comprises: entrance hall, lounge with feature wood burning stove, modern fitted kitchen/breakfast room, utility room, useful large rear lobby form storage and bathroom. To the first floor landing is four double bedrooms and a shower room. Outside to the front is a large driveway and laid to lawn area, side access leading to the 110ft rear garden.

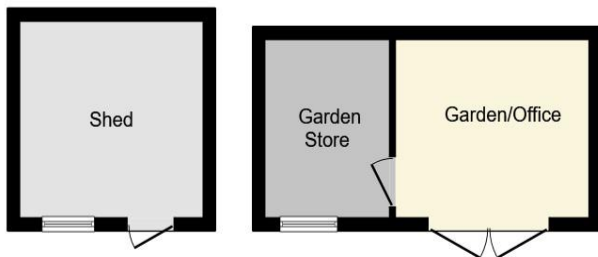




**Ground Floor**



**First Floor**



**Outbuilding**



**Entrance Hall**

**Lounge**

18' x 11' ( 5.49m x 3.35m )

**Kitchen Dining Room**

18' x 11' 7" narrowing to 7' 10" ( 5.49m x 3.53m narrowing to 2.39m )

**Utility Room**

**Bathroom**

**Stairs To First Floor Landing**

**Bedroom 1**

11' 4" x 10' 2" ( 3.45m x 3.10m )

**Bedroom 2**

12' 2" x 11' 6" narrowing to 10' 4" ( 3.71m x 3.51m narrowing to 3.15m )

**Bedroom 3**

11' 6" x 8' 10" ( 3.51m x 2.69m )

**Bedroom 4**

9' x 7' 6" ( 2.74m x 2.29m )

**Bathroom**

**Cabin Garden Office**

10' 9" x 9' 2" ( 3.28m x 2.79m )

**Cabin Garden Store**

9' 2" x 7' 1" ( 2.79m x 2.16m )

**Timber Garden Shed**

**Front Garden And Driveway**

**110ft Rear Garden**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Welcome to

## Monument Road, Chalgrove, Oxford

- Extended Family Home
- Four Bedrooms
- Useful Log Cabin/Home office
- Feature Log Burner
- 110ft Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

# £550,000

### 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.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104608 - 0002

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