



**French Laurence Way, Chalgrove, Oxford, OX44 7YF**



**welcome to**

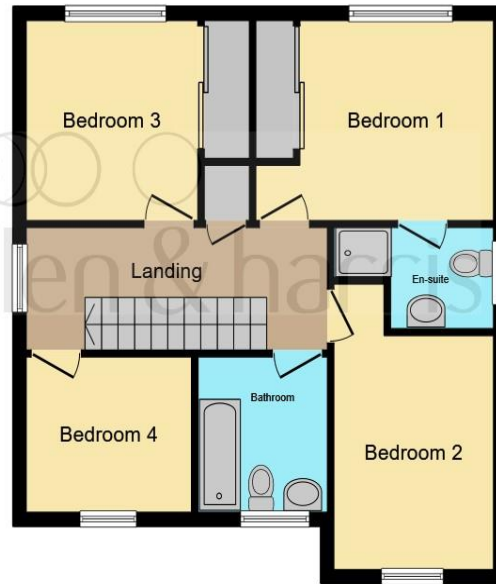
## **French Laurence Way, Chalgrove, Oxford**

The home offers great accommodation throughout comprising entrance hall, cloakroom, lounge opening to dining room and further access to the UPVC double glazed conservatory, study and a modern fitted kitchen. First floor landing leads to the master bedroom with built in wardrobes and en-suite shower room, three further bedrooms and family bathroom. Externally the property has double driveway parking, double garage, gated access to the south westerly facing garden with a paved patio area, laid to lawn garden, well stocked borders and offers a good degree of privacy.

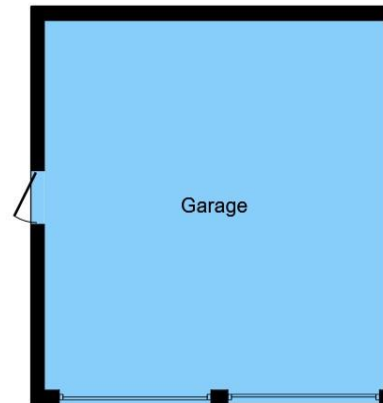




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hall**

**Lounge**

15' 8" x 17' 9" ( 4.78m x 5.41m )

**Study**

10' 6" x 7' 4" ( 3.20m x 2.24m )

**Dining Room**

10' 2" x 8' 4" ( 3.10m x 2.54m )

**Kitchen**

16' 2" x 8' 4" ( 4.93m x 2.54m )

**Conservatory**

13' 7" x 9' 5" ( 4.14m x 2.87m )

**Bedroom One**

11' 9" max narrowing to 10'7 x 10' ( 3.58m max narrowing to 10'7 x 3.05m )

**En Suite**

**Bedroom Two**

13' 8" narrowing to 11'3 x 8' 4" ( 4.17m narrowing to 11'3 x 2.54m )

**Bedroom Three**

10' x 9' 8" ( 3.05m x 2.95m )

**Bedroom Four**

8' 9" max narrowing to 7 x 7' 2" ( 2.67m max narrowing to 7 x 2.18m )

**Bathroom**

**Double Garage**

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

### French Laurence Way, Chalgrove, Oxford

- Immaculate four-bedroom detached family home
- 0.2 miles from Chalgrove village centre
- Double glazed conservatory
- Master bedroom with built in wardrobes and en-suite
- Double garage and driveway parking

Tenure: Freehold EPC Rating: B

# £570,000

## 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:  
WLF104524 - 0004

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