



Sixpenny Lane, Chalgrove, Oxford OX44 7YD

Welcome to

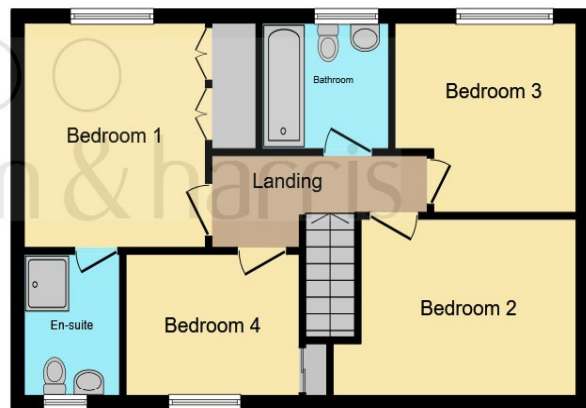
Sixpenny Lane, Chalgrove, Oxford

A well-presented and extended, four bedroomed detached family home situated on this pleasant corner plot offering generous living space both inside and out. An internal viewing is highly recommended. The ground floor features a sizable entrance hall, cloakroom, 21ft bay fronted living room, separate dining room, modern kitchen and a 19ft P shaped UPVC double glazed conservatory. First floor landing gives access to the master bedroom with built in wardrobes and en-suite shower room, two further double bedrooms and a decent sized single bedroom with built in double wardrobe. Outside, the west-facing rear garden is enclosed and offers a good degree of privacy with the mature trees and shrubs, personal door to the garage and side access gate leads to the driveway and garage access.

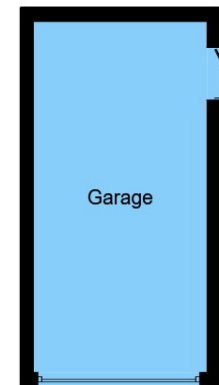




Ground Floor



First Floor



Garage

Entrance Hall

Cloakroom

Living Room

21' 2" narrowing to 18' 7" x 11' 5" (6.45m
narrowing to 5.66m x 3.48m)

Dining Room

9' 7" x 9' 5" (2.92m x 2.87m)

Kitchen

13' 1" narrowing to 9' 7" x 8' 8" (3.99m
narrowing to 2.92m x 2.64m)

Conservatory

19' 1" x 11' 2" narrowing to 7' 2" (5.82m x
3.40m narrowing to 2.18m)

Landing

Master Bedroom

11' 3" x 9' 2" (3.43m x 2.79m)

En-Suite Shower Room

Bedroom 2

11' 11" x 9' narrowing to (3.63m x 2.74m
narrowing to)

Bedroom 3

9' 7" x 9' 5" narrowing to 6' 2" (2.92m x
2.87m narrowing to 1.88m)

Bedroom 4

7' 1" x 7' 1" (2.16m x 2.16m)

Bathroom

Gardens Front And Rear

Driveway And 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

Welcome to

Sixpenny Lane, Chalgrove, Oxford

- Extended Family Home
- Corner Plot Setting
- Three Reception Rooms
- Four Bedrooms
- Garage and Driveway Parking

Tenure: Freehold EPC Rating: C
Council Tax Band: F

offers in excess of

£490,000

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 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

view this property online allenandharris.co.uk/Property/WLF104922



Property Ref:
WLF104922 - 0003

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