



**Church Lane, Chalgrove, Oxford OX44 7TA**



***Welcome to***

**Church Lane, Chalgrove Oxford**

This detached bungalow offers a large entrance hall, light and airy sitting room with feature large window and fireplace, dining room with double doors onto the patio, modern fitted kitchen with door to side, two good sized double bedrooms and re-fitted shower room. Outside to the front is a gravel driveway with parking for two/three cars, gated driveway leading to the 20ft detached garage and an enclosed rear garden.





### Entrance Hall

### Sitting Room

16' 8" narrowing to 15' 5" x 11' 3" ( 5.08m narrowing to 4.70m x 3.43m )

### Dining Room

11' 1" x 10' ( 3.38m x 3.05m )

### Double Bedroom

12' 10" x 10' 5" ( 3.91m x 3.17m )

### Double Bedroom

12' 10" narrowing to 11' " x 9' 10" ( 3.91m narrowing to 3.35m x 3.00m )

### Shower Room

### Detached Garage

20' 4" x 10' 7" ( 6.20m x 3.23m )

### Driveway Parking

### Front And 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

### Church Lane, Chalgrove, Oxford

- Charming Detached Bungalow
- Two Double Bedrooms
- Two Light and Airy Reception Rooms
- Modern Fitted Kitchen
- Driveway Parking and Detached Garage

Tenure: Freehold EPC Rating: D  
Council Tax Band: D

## £450,000

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

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Property Ref:  
WLF104941 - 0003

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