



**High Street, Chalgrove, Oxford OX44 7SR**

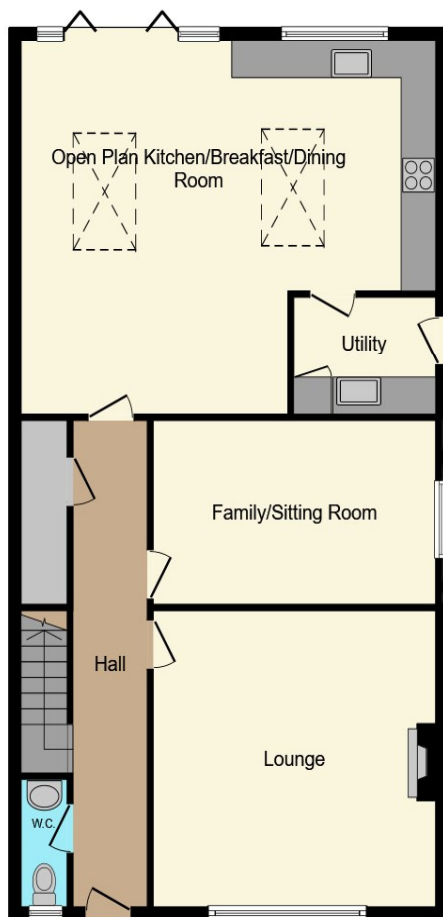


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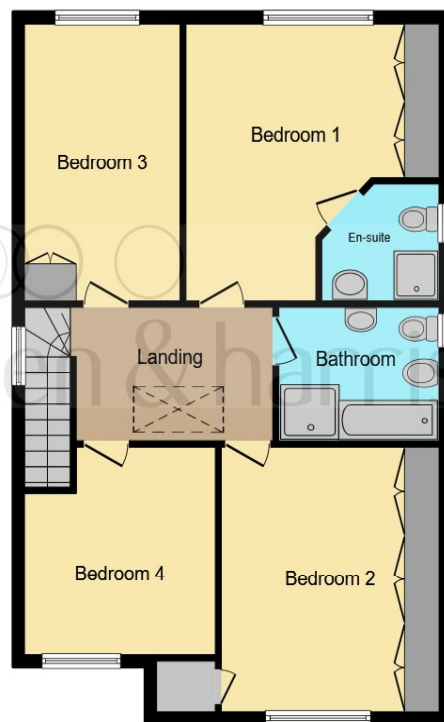
## **High Street, Chalgrove, Oxford**

This superbly presented family home built in 2014 to exacting standards offers light and airy accommodation throughout with spacious living accommodation comprising: large 23ft long entrance hall leading into the 23ft x 19ft open plan kitchen/breakfast/dining with integrated appliances and a range induction cooker, opening to the large dining or reception area with bifold doors onto the garden. A well-proportioned sitting room, separate dining/family room, cloakroom and utility room, the ground floor is further complimented by the underfloor heating and oak flooring. To the first floor is galleried landing leading to the master and guest bedrooms with en-suite shower rooms, two further double bedrooms and five-piece family bathroom. Outside to the front is a stone driveway with turnabout area, gated side access leading to the tandem length, insulated detached garage/workshop(ideal for storing a classic car) and adjoining garden shed. The south westerly facing garden offers a good degree of privacy with a decent sized patio for alfresco dining leading to the laid to lawn garden, well stocked flower and shrub borders.

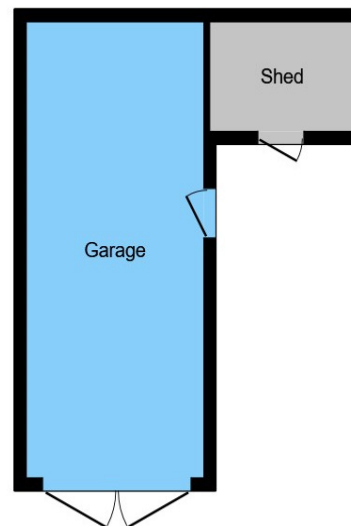




**Ground Floor**



**First Floor**



**Outbuilding**

**Entrance Hall 23ft**

**Cloakroom**

**Lounge**

16' 1" x 15' 9" ( 4.90m x 4.80m )

**Kitchen/Breakfast/Dining Room**

23' 8" x 19' 10" narrowing to 13' 3" ( 7.21m x 6.05m narrowing to 4.04m )

**Utility Room**

8' 2" x 6' 2" ( 2.49m x 1.88m )

**Family/Sitting Room**

15' 9" x 9' 9" ( 4.80m x 2.97m )

**Galleried Landing**

14' x 7' 1" ( 4.27m x 2.16m )

**Master Bedroom**

12' 3" x 14' 7" narrowing to 8' 9" ( 3.73m x 4.45m narrowing to 2.67m )

**Ensuite Shower Room**

**Guest Bedroom**

14' 1" x 10' 3" ( 4.29m x 3.12m )

**Bedroom 3**

14' 7" x 8' 9" ( 4.45m x 2.67m )

**Bedroom 4**

10' 8" x 11' narrowing to 8' ( 3.25m x 3.35m narrowing to 2.44m )

**Family Bathroom**

**Garage**

24' x 10' 11" ( 7.32m x 3.33m )

**Timber Shed**

**Driveway Parking**

**South Westerly Facing 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)



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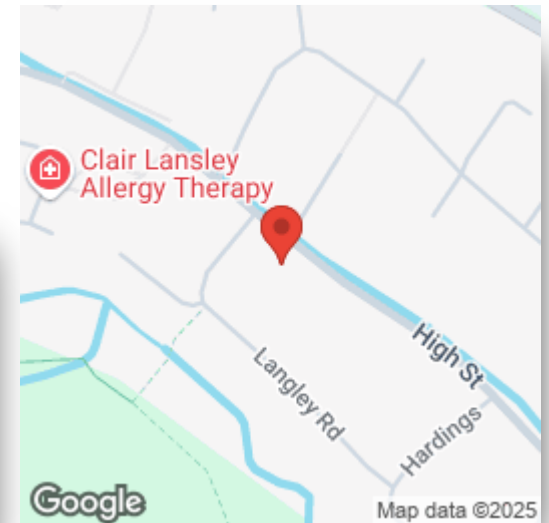
## High Street, Chalgrove, Oxford

- Superb Detached Family House
- Cotswold Stone Built
- 3 Reception Rooms
- Large Open Plan Kitchen/Breakfast/Dining Room
- 4 Double Bedrooms

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

**£800,000**

Chalgrove is set amidst flat farmland and has a strong village community. There are two Village Halls and three Public Houses: The Lamb, The Red Lion and The Crown. There are six other shops, including two mini-market, Pharmacy, Post Office. Other services include a Doctors Surgery. The village has one local Primary School in addition to day nurseries. There is also a secondary school in nearby Watlington. Bus service from Watlington to Oxford (Number 11). There is also a fast train service from Thame/Haddenham (12 miles) to London Marylebone (45 mins) and from Didcot (15 miles) to Paddington (45 mins). There are comprehensive shopping facilities and weekly markets in the traditional market towns of Thame and Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF104954 - 0005

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**01491 835135**



[wallingford@allenandharris.co.uk](mailto:wallingford@allenandharris.co.uk)



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



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