



**Millers Close, Chalgrove, Oxford OX44 7SP**

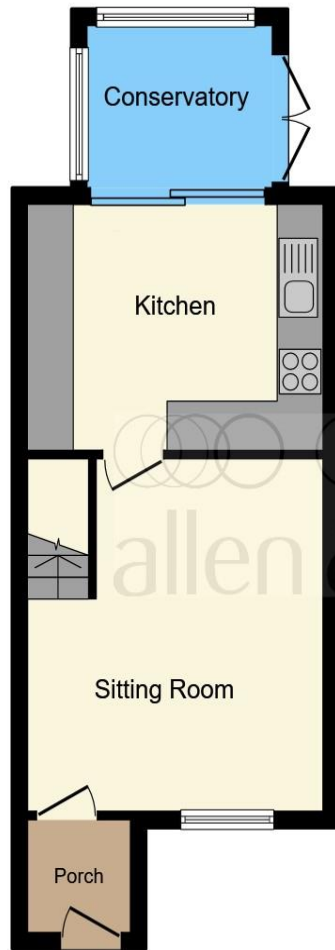


**Welcome to**

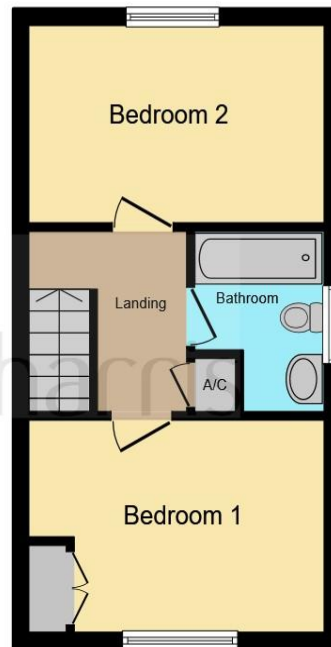
## **Millers Close, Chalgrove, Oxford**

The property is offered with no onward chain complication and comprises: entrance porch, lounge, kitchen/dining room and conservatory. First floor landing leading to two double bedrooms and shower room. Outside is a brick paved driveway and carport with parking for two vehicles and further parking space top the front, large timber storage shed/workshop and a pretty enclose rear garden. The property further benefits from double glazing, gas radiator central heating system and no onward chain complication. The village has good transport links and plenty of village amenities to enjoy.





**Ground Floor**



**First Floor**

**Entrance Porch**

**Lounge**

14' 1" x 12' 8" ( 4.29m x 3.86m )

**Kitchen Dining Room**

12' 7" x 9' 10" ( 3.84m x 3.00m )

**Conservatory**

8' x 6' 5" ( 2.44m x 1.96m )

**Landing**

**Bedroom**

10' 9" x 8' ( 3.28m x 2.44m )

**Bedroom**

8' 6" x 10' 7" narrowing to 9' 6" ( 2.59m x 3.23m narrowing to 2.90m )

**Shower Room**

**Front And Rear Garden**

**Driveway Parking**

**Timber Shed/Workshop**

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

### Millers Close, Chalgrove, Oxford

- Two Bedroom home
- No Onward Complications
- Cul-De-sac location
- Two Reception Rooms
- Useful Timber Storage Shed/Workshop

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

## £325,000

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 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/WLF105004](https://allenandharris.co.uk/Property/WLF105004)



Property Ref:  
WLF105004 - 0005

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