



**Hardings, Chalgrove, Oxford OX44 7TJ**



## **Welcome to**

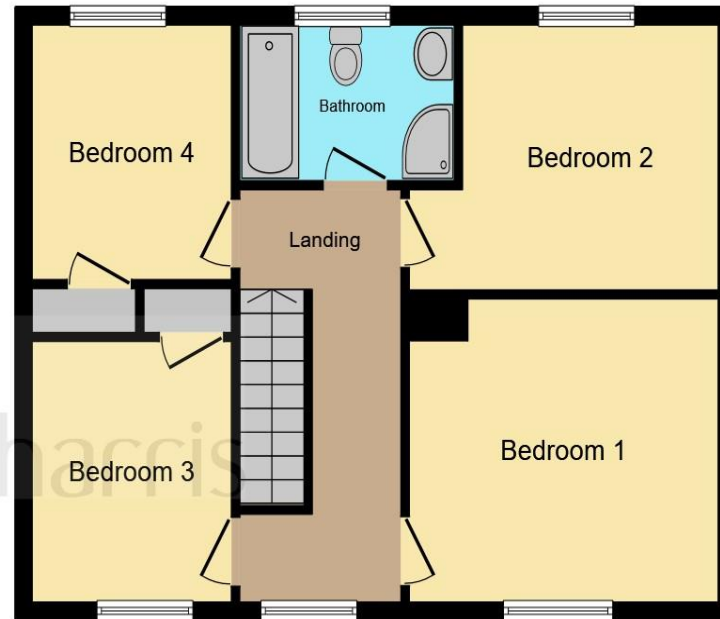
### **Hardings, Chalgrove, Oxford**

The property is accessed via the entrance hall leading to the 24ft bay fronted living room, feature fireplace, kitchen breakfast room, cloakroom, 15ft family/bedroom 5, kitchen breakfast room and cloakroom. First floor landing gives access to the four bedrooms and family bathroom. Outside to the front is triple width brick block paved drive with a flowered garden, side access gate leading to the L shaped enclosed rear garden being mainly laid to lawn, paved patio area, timber work shed and pergola.





**Ground Floor**



**First Floor**

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)

**Entrance Hall**

**Cloakroom**

**Living Room**

24' 10" into bay narrowing to 21' 10" x 12' 6" ( 7.57m into bay narrowing to 6.65m x 3.81m )

**Family Room/Bedroom 5**

14' 11" x 9' 5" ( 4.55m x 2.87m )

**Kitchen/Breakfast Room**

11' 7" narrowing to 9' 5" x 14' 11" ( 3.53m narrowing to 2.87m x 4.55m )

**Landing**

**Bedroom 1**

13' 3" x 11' 4" ( 4.04m x 3.45m )

**Bedroom 2**

10' 3" x 13' 2" narrowing to 10' 1" ( 3.12m x 4.01m narrowing to 3.07m )

**Bedroom 3**

10' 1" x 8' ( 3.07m x 2.44m )

**Bedroom 4**

9' 7" x 8' ( 2.92m x 2.44m )

**Family Bathroom**

**Brick Block Paved Driveway**

**Enclosed L Shaped Rear Garden**

**Timber Work Shed**



## Welcome to

## Hardings, Chalgrove, Oxford

- Four/Five Bedrooms
- Detached Family Home
- Cul-De-Sac Location
- Triple Width Driveway Parking
- Plenty of space for all the family

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

offers in excess of

**£485,000**

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:  
WLF105053 - 0007

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