



17 Farm Close, Chalgrove,
Oxfordshire, OX44 7RL

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

A modern family house in a residential road in the popular village of Chalgrove. Accommodation includes living room, kitchen, conservatory, three bedrooms and one bathroom. Pretty enclosed garden with mature shrubs a small patio dining terrace. Storage shed

ENTRANCE

Path beside front garden up to glazed front door, with glazed panel to side with letter box. This provides the front hall with plenty of natural light. Engineered wood flooring, radiator and coat hooks, stairs to first floor and storage cupboard under.

SITTING ROOM 3.96m (13'0") x 3.71m (12'2")

Overlooking the front with picture window, again providing strong natural light, engineered wood flooring, feature fireplace (not in use), radiator.

FAMILY ROOM / PLAYROOM 3.25m (10'8") x 3.15m (10'4")

Opening through to family room, currently used as children's playroom, with continuation of engineered wood flooring. Overlooking the garden to the rear with double doors, built in cupboards, radiator.

KITCHEN 10m (32'10") x 3.25m (10'8")

Attractive modern Shaker style kitchen units with solid timber worktop, stainless steel sink with mixer tap and drainer, built in oven, induction hob, extractor fan,

CONSERVATORY

A lovely addition overlooking the rear garden with double doors to the outside, radiator and tilting roof lights. Space for table and chairs. Measurements included within Kitchen

FIRST FLOOR

Landing with built in cupboard containing Glow Worm gas boiler and hot water cylinder, with back up immersion heater.

BEDROOM ONE 4.01m (13'2") x 3.45m (11'4")

Generous double bedroom overlooking the front with built in wardrobe, radiator and fitted carpet.



BEDROOM TWO 3.48m (11'5") x 3.05m (10'0")

Double bedroom overlooking the rear garden with built in wardrobe, radiator and fitted carpet.

BEDROOM THREE 3.02m (9'11") x 2.11m (6'11")

Single bedroom or study, overlooking the front with radiator and fitted carpet, storage cupboard over the stairs.

FAMILY BATHROOM

Modern family bathroom with white fixtures and fittings, including bath with Aqualisa electric shower overhead, basin, mirror and shelf, low level wc, stylish tiling and heated towel rail.

GARDEN

Enclosed garden to the rear, area of lawn together with shingle and path, mature shrubs and a shed, with screened area to the side for dustbins. Gate to path leading to front of property.

GARAGE

Garage in a separate block, with use of parking space in front (please ensure that you do not block any other parking space or garage).

VIEWINGS

Viewings strictly by appointment: watlington@griffithandpartners.co.uk / 01491 612831

SERVICES

Services: Mains Gas / Electricity / Water / Mains drainage

Broadband: BT indicates 40-50 mbps download available (not checked or warranted)

Local Authority: South Oxfordshire District Council
Council Tax Band: D £2,140.28 pa 2022 / 2023

EPC RATING:

69 C

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939.

Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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