



16 Church Lane, Chalgrove,
Oxfordshire, OX44 7TA

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



DESCRIPTION

A superb, spacious, ready to move in to detached bungalow, in a quiet part of the village with accommodation comprising sitting/dining room, kitchen, study, two double bedrooms, en suite shower and family bathroom. Garage with utility area, off road parking and a private garden.

ACCOMMODATION:

Front door into:

HALLWAY:

Doors to bedrooms, family bathroom, kitchen, sitting/dining room, garage, cloaks cupboard and airing cupboard housing central heating combi boiler. Hatch with ladder and light to part boarded loft space.

SITTING/DINING ROOM: 6.46m (21'2") x 4.8m (15'9")

A spacious and light double aspect reception room with door to study, arch way to kitchen, ceiling light points, wall light points, radiators, windows to the side, glazed double doors with glazed side panels to the rear garden. Ample space for sitting and dining furniture.

STUDY: 2.84m (9'4") x 1.22m (4'0")

Ceiling light point, radiator and window to the rear.

KITCHEN: 3.62m (11'11") x 3.27m (10'9")

Fitted with a matching range of wall and base units housing cupboards and drawers, wood block effect work surfaces, inset stainless steel sink/drainers units with mixer tap, free standing range cooker with extractor hood over, dishwasher, under counter fridge, tiled splash backs, ceiling strip light, under unit lighting, window and half glazed door to the side.



BEDROOM ONE: 3.47m (11'5") x 3.41m (11'2")

Double room with ceiling light point, radiator, window to the side and door to:

EN SUITE SHOWER ROOM:

Fitted with a white suite comprising large walk in shower, vanity hand wash basin and concealed cistern WC, wall mounted heated towel radiator, tiled walls and floor, ceiling light point and window to the side.

BEDROOM TWO: 3.66m (12'0") x 3.47m (11'5")

Double room with ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

Fitted with a white suite comprising mobility bath (easily changed) with a shower over, vanity hand wash basin and close coupled WC, wall mounted heated towel radiator, tiled walls and floor, ceiling light point and window to the side.

INTEGRATED GARAGE: 4.89m (16'1") x 2.58m (8'6")

Single garage, fully plastered and painted with electric roller shutter door, smart resin coated floor, a base cupboard unit with work surfaces over, inset stainless steel sink/drain unit with mixer tap, space and plumbing for washing machine and tumble dryer, space for large fridge/freezer, ceiling strip light, radiator, window and part glazed door to the side.

OUTSIDE:

To the front of the property is a driveway for 3/4 cars with flower and shrub borders, access to the rear via gates to either side of the property.

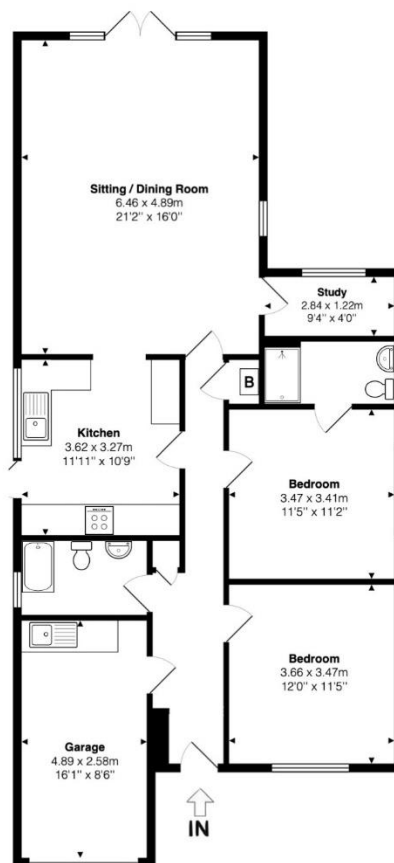
The rear garden is mainly laid to lawn with a paved terrace, wrapping around to the side, flower bed borders, garden shed, securely enclosed by wood and metal panel fencing.

SERVICES AND OUTGOINGS:

Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band E. **EPC RATING:** 70 C

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



The approximate total area for the elements of the property represented on the floorplan is 106 SqM (1136 Sq.Ft)

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This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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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