

WE VALUE



YOUR HOME

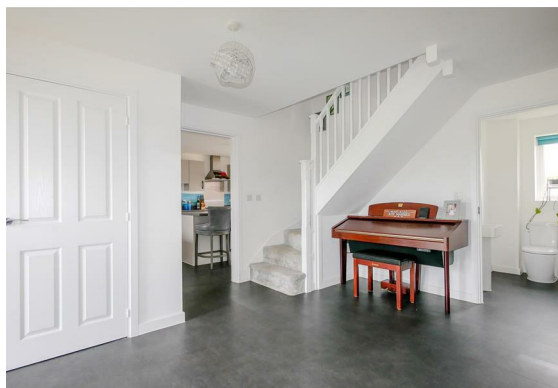


Clements Road, Chalgrove  
Offers Over £635,000



This beautifully presented, double-fronted, four-bedroom detached home offers an ideal blend of modern living and family comfort. Situated on the outskirts of Chalgrove, the property features a welcoming entrance hall leading to a spacious kitchen/diner, complete with an island breakfast bar, perfect for entertaining and family meals. A separate utility room, office/study, and a comfortable lounge provide additional versatile spaces for work and relaxation. The ground floor is completed by a convenient downstairs cloakroom. Upstairs, you'll find four generously sized double bedrooms, two of which benefit from en-suite bathrooms, while the others are served by a stylish family bathroom. Outside, the southwest-facing rear garden offers plenty of sunshine and space for outdoor living, and the property also includes a double garage with rear access and off-street parking for two vehicles. With easy connections to the M40, Oxford, and London, this home combines peaceful village living with excellent transport links.

What the Owner Says... "The house has the most amazing views across the fields. The estate and village are quiet; it is a lovely place to live. The kitchen is the life and soul of the house, with many family & friends gatherings."





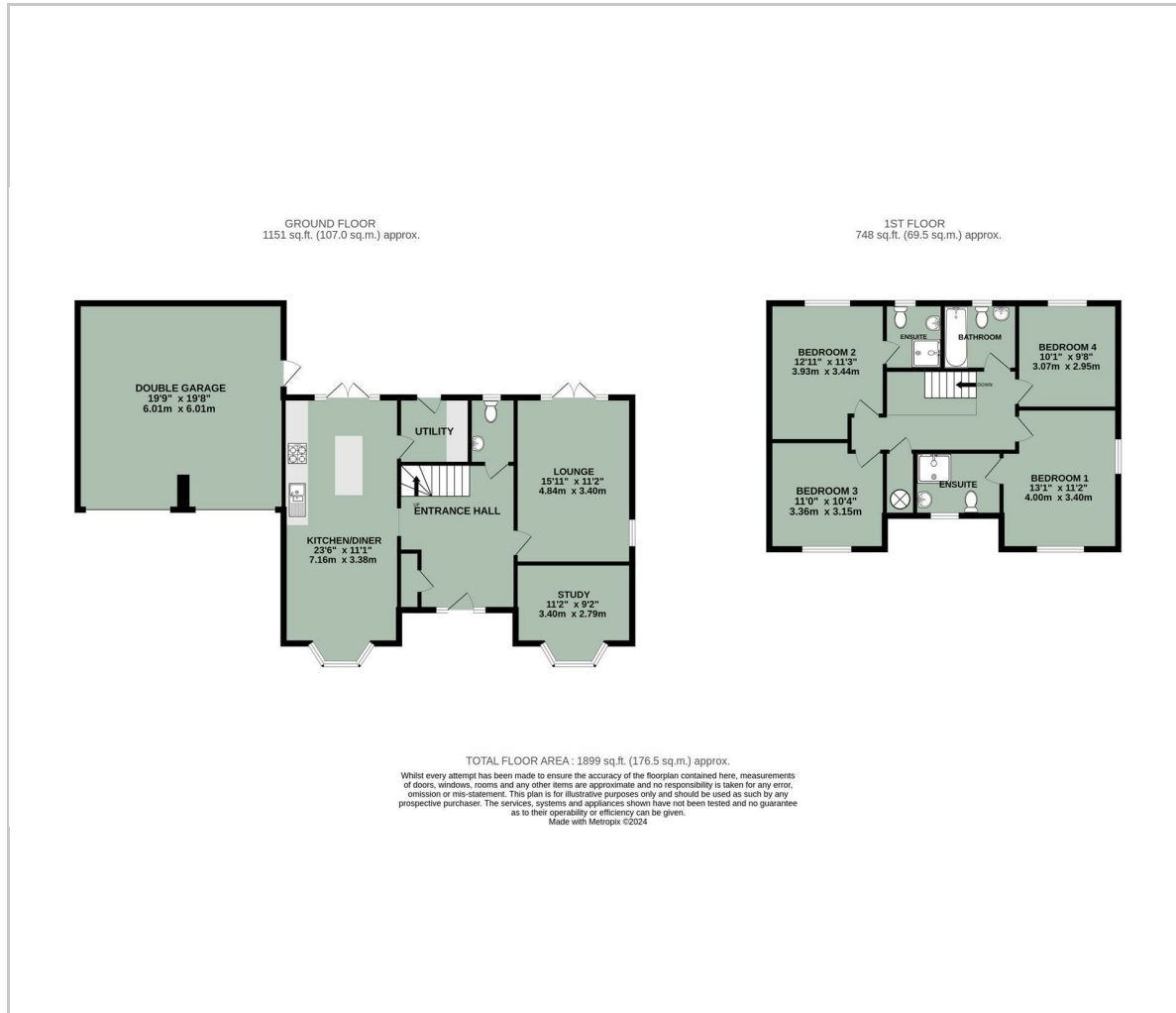
- DETACHED FOUR BEDROOM FAMILY HOME
- SOUTH-WEST FACING REAR GARDEN
- GENEROUS OPEN PLAN KITCHEN/DINER
- TWO EN-SUITES AND ADDITIONAL FAMILY BATHROOM
- SEPERATE LOUNGE & STUDY/OFFICE
- GROUND FLOOR CLOAKROOM & SEPARATE UTILITY ROOM
- DOUBLE GARAGE
- OFF-STREET PARKING
- EXCELLENT LOCAL ACCESS TO OXFORD & LONDON VIA THE M40



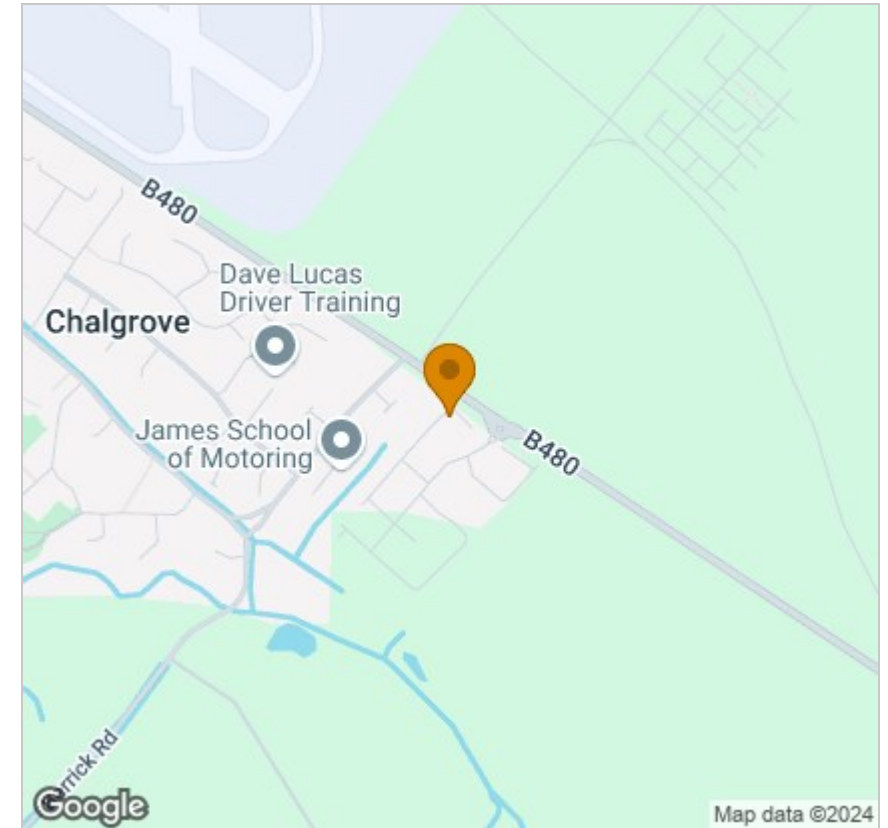
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
92 plus <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)