



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

**Chalbrook, 93 High Street, Chalgrove, OX44 7SS**



## SITUATION

Chalgrove is a large village in rural Oxfordshire, just 10 miles South-East from the centre of the historic city of Oxford, situated between Stadhampton and Watlington and within easy reach of the M40 with fast connections to London.

Chalbrook is positioned in the heart of this popular village, which has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, a post office, church, grocery store, newsagent, pharmacy, delicatessen/florist, as well as three public houses. There is also a bus service to Oxford and Watlington and plenty of wonderful countryside walks right on the doorstep.

**Bedrooms 4 | Bathrooms 2 | Receptions 2 | EPC D**



## DESCRIPTION

This much-loved home offers well-proportioned and flexible accommodation set over two floors. The house has been well maintained but would benefit from some modernisation.

The accommodation includes an entrance porch and hall with ground floor WC/shower room, study, a generous dual aspect sitting room/dining room with open fireplace and French doors opening onto the paved terrace and garden beyond. There is also a generous separate kitchen/breakfast room with a range of integrated appliances and kitchen units, as well as direct access onto the garden through the French doors and side door.

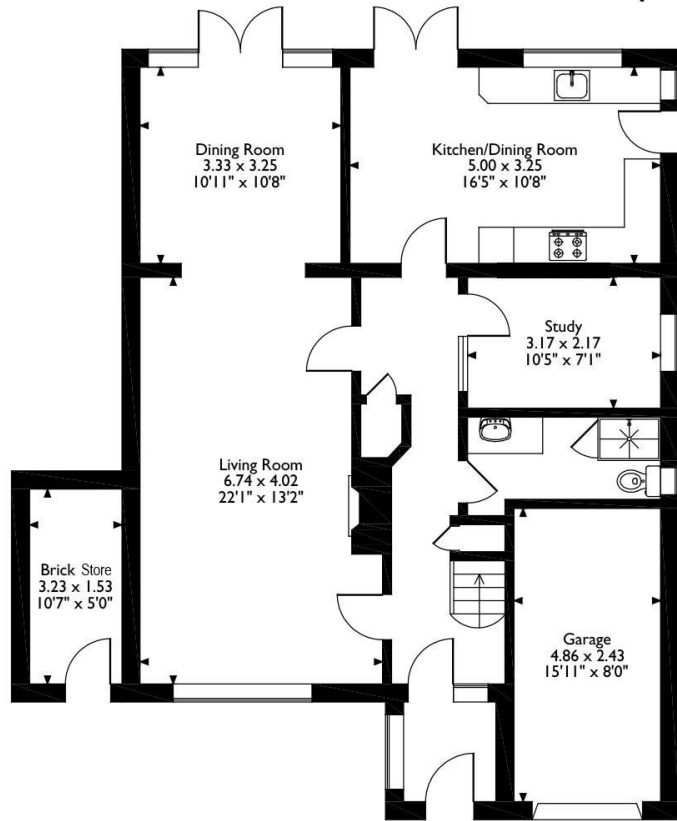
On the first floor there is a light and airy central landing, four double bedrooms, one of which has a fitted sink and a family bathroom.

Externally there is an enclosed rear garden with central lawn, planted borders, summerhouse and paved terrace. The house also benefits from a single garage, store and off-street parking for several cars.

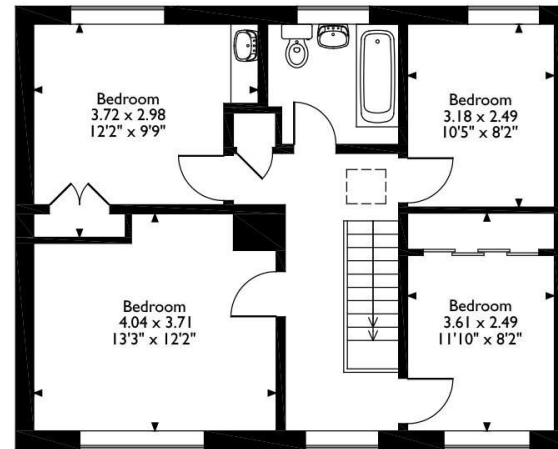
This is a wonderful opportunity for someone to own a home in this hugely popular village and to make it their own.



93 High Street, Chalgrove, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 155 Sq M/1668 Sq Ft  
 Outbuilding = 5 Sq M/54 Sq Ft  
 Total = 160 Sq M/1722 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

SERVICES: Gas central heating, mains water and mains drainage.

COUNCIL TAX BAND: F

South Oxfordshire District Council

**VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES**

