



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

41 Brinkinfield Road, Chalgrove, OX44 7QX



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.

Chalgrove 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 3 | Bathrooms 1 | Receptions 2 | EPC D
Services: Mains gas and mains drainage
South Oxfordshire District Council – Tax Band D



DESCRIPTION

A well-presented three bedroom link-detached home, situated on a generous corner plot, offering the potential to extend subject to planning consent.

The accommodation includes a spacious entrance hall with plenty of room for hanging coats and storing belongings, leading through to the sitting room with sliding doors opening out onto the low maintenance paved courtyard.

Adjoining the sitting room is the well-appointed kitchen/breakfast room and a part-conversion of the garage provides a separate dining room or 2nd reception space with side door access.

On the first floor there are three bedrooms and a family bathroom. The principal bedroom is particularly generous in size.

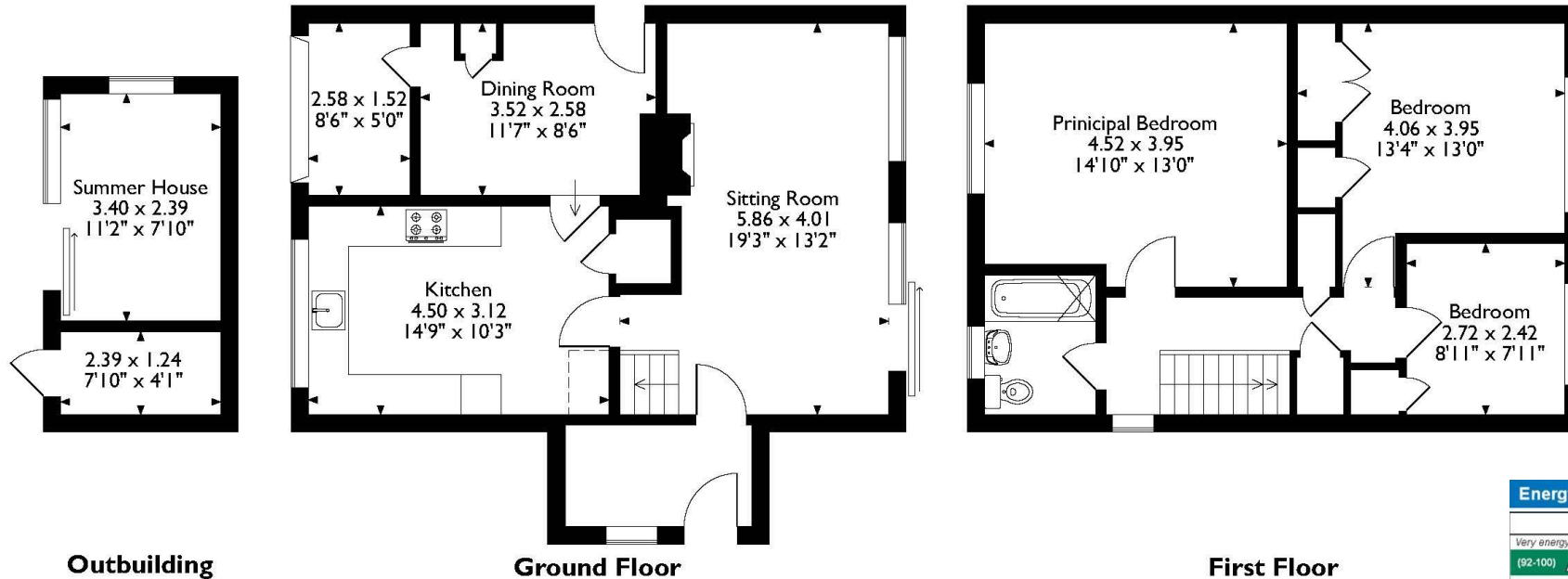
Externally the property includes generous driveway parking, wrap around lawned garden, a paved courtyard garden perfect for outdoor dining and entertaining with summer house and store and a further lawned garden tucked away to the side.

This is a great family home conveniently located within walking distance of the village's many amenities and with excellent access to Oxford and the M40.

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



41 Brinkinfield Road, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 107 Sq M/1152 Sq Ft
 Outbuilding = 11 Sq M/118 Sq Ft
 Total = 118 Sq M/1270 Sq Ft



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

