



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 High Street, Chalgrove, OX44 7SR



CHALGROVE

Chalgrove is a large village in rural Oxfordshire, just 9 miles from the centre of the historic city of Oxford and just over 10 minutes drive to the M40 with fast connections to London.

The village itself has a wealth of traditional cottages as well as contemporary homes and a busy local community. Chalgrove offers a wide range of amenities including a primary school, GP surgery, a post office, church, 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 E
Services: Mains gas and mains drainage.
South Oxfordshire District Council – Tax Band G



The Edwardians knew how to design houses - sensibly square and practical but with a style and charm that is instantly appealing. 4 High Street sits proudly on the edge of the village behind a low brick wall and traditional railings. The exterior is very attractive with an entrance porch, sash windows and grey slate roof and brickwork detailing. The property also benefits from gated off street parking for two vehicles and a newly built separate garage.

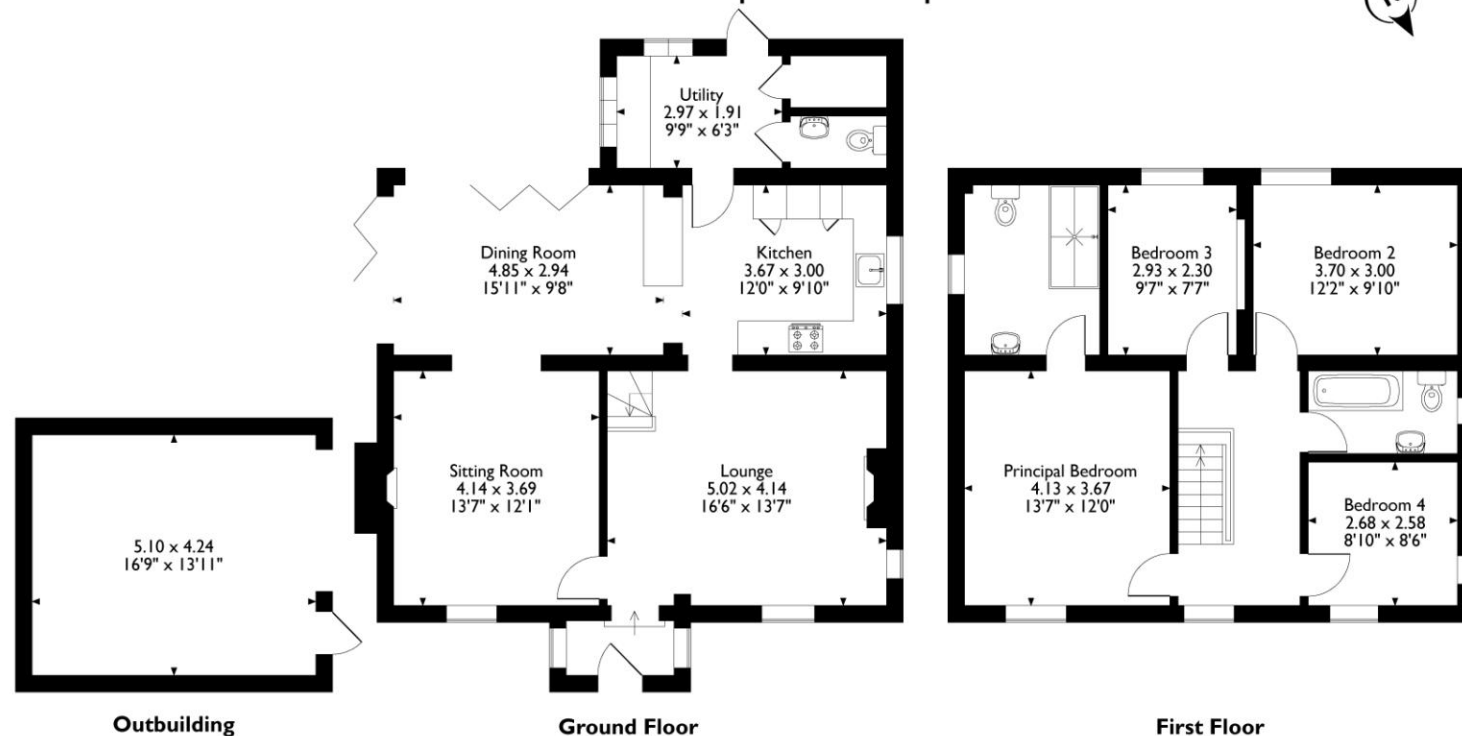
Inside, the house is beautifully presented with modern decor seamlessly blended with the Edwardian character. Upon entering the house, you will find one of the three reception rooms, with high ceilings, wooden floors and plenty of space for all the family to get together in front of the woodburner. There is a further reception room on the left of the property, with a grand period fireplace and tasteful decor. The kitchen is beautiful - stylish and modern, with attractive grey tiling on the floor and fully fitted contemporary shaker style door fronts and white worktop.

The real star of ground floor is the dining/seating area that runs off the kitchen - two huge 'floor to ceiling' bi-fold doors converge at the corner of the property, allowing this part of the ground floor to open up into a truly fabulous inside/outside space. The garden is perfectly formed, mostly laid to lawn and wrapping around the house on three sides, there's plenty of space for all the family.

Upstairs, the house is equally beautifully finished with a large, sleek, modern shower room AND an additional bathroom decorated in the same style. The principal bedroom is generous in size and there are three further bedrooms - one a smaller single which is perfect as a child's room or home office. The sash windows throughout the property bring in lots of light and add a character touch to every room.



4 High Street, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 145 Sq M/1560 Sq Ft
 Outbuilding = 22 Sq M/237 Sq Ft
 Total = 167 Sq M/1797 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

A fantastic home which 'ticks' so many 'must haves' on buyers' wish lists - detached, private off street parking, garden, character with a modern finish. The perfect family home.

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.

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