



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

7 Francis Brown Way, Chalgrove, OX44 7BF



CHALGROVE

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, 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 2 | Receptions 2 | EPC B



7 FRANCIS BROWN WAY

A thoughtfully designed three bedroom, double fronted detached home forming part of a small cluster of modern properties on the edge of the popular village of Chalgrove.

7 Francis Brown Way makes a great first impression. As you enter the property, there is a central entrance hall with living room to the left and kitchen to the right. The living room itself is light and airy with large bay window and wood laminate flooring. The kitchen/dining room is also dual aspect with space for a dining table, which is immensely practical for the modern family. French doors lead from the kitchen/dining room into the low maintenance lawned garden, with generous decked terrace perfect for al fresco dining and a separate utility room means day to day household tasks can be conveniently tucked away out of sight.

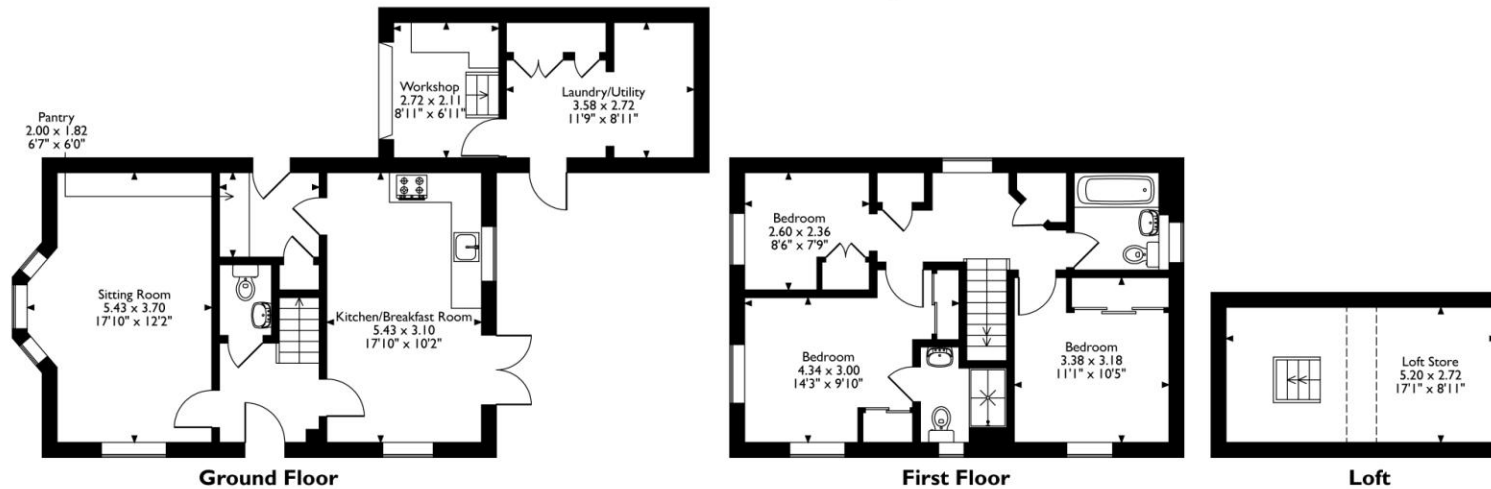
Upstairs, there are three bedrooms – two doubles and a smaller third bedroom which would make a perfect child's room or home office. All three bedrooms benefit from built in wardrobes and there is an en-suite shower room to the principal bedroom and a separate family bathroom. As throughout the rest of the property, the bedrooms and the bathrooms are immaculately presented.

Outside, the property also has the added bonus of a single garage, which has been partly converted to create an additional utility and storage area and there is also driveway parking.

Offering the coveted mix of connections, countryside life AND a modern home that needs no weekend DIY! This is a home that shouts comfort and convenience from every corner and it's ready to welcome its new owners.



7, Francis Brown Way, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 93 Sq M/1001 Sq Ft
 Outbuildings = 19 Sq M/205 Sq Ft
 Total = 112 Sq M/1206 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		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band E

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

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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