



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

17 Fairfax Road, Chalgrove, OX44 7RS



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/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 1 | EPC TBC



17 Fairfax Road

A beautifully presented and much-improved three-bedroom semi-detached home, ideally situated within walking distance of the village's many amenities.

The accommodation comprises an entrance hall leading to a light and airy sitting room with a wood-burning stove and French doors opening to the landscaped garden.

Adjoining the sitting room is a stylish open-plan kitchen/dining room with breakfast bar, while a part-conversion of the garage provides a separate utility room and useful storage space.

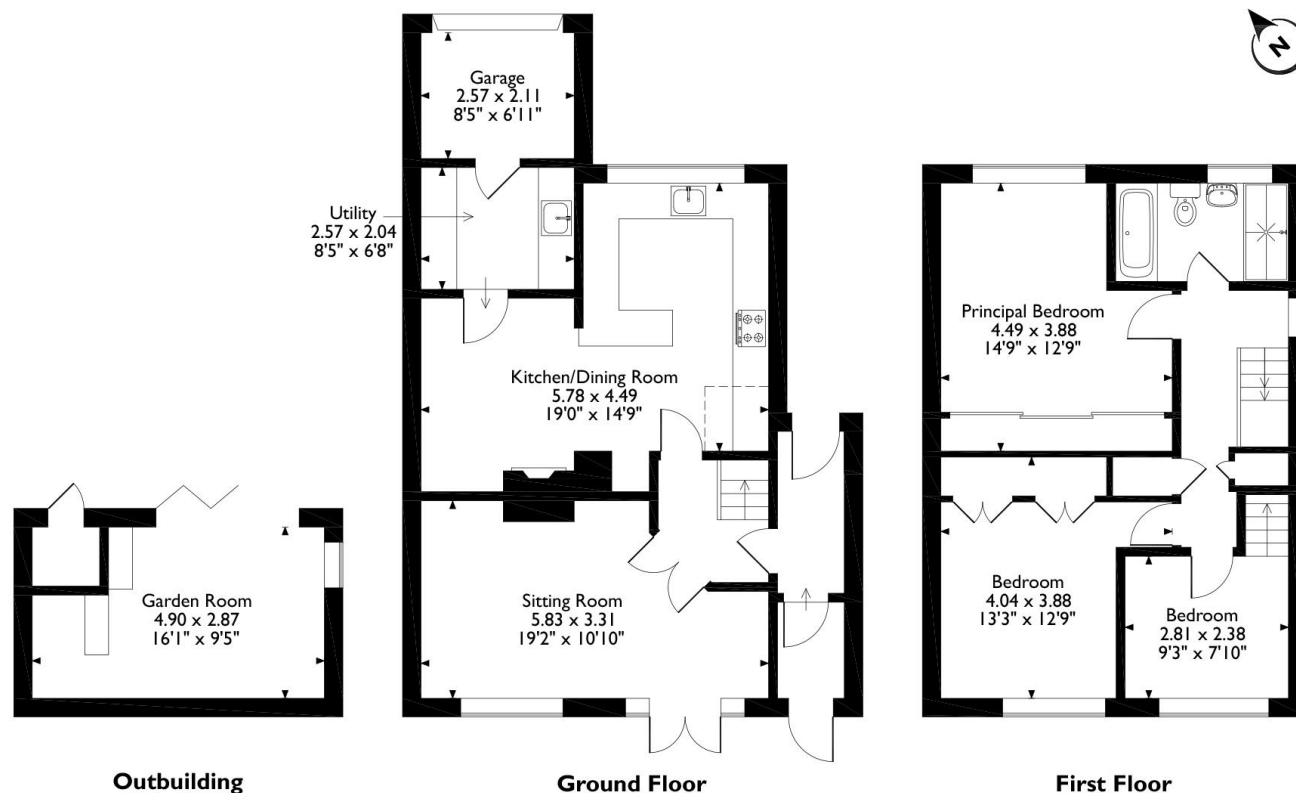
Upstairs, there are three bedrooms and a contemporary family bathroom featuring both a bath and separate shower.

Externally, the property offers generous driveway parking and a pretty low-maintenance landscaped garden with raised borders, artificial lawn and a paved terrace, perfect for outdoor dining and entertaining. Of particular note is the recent addition of an impressive garden room/gym with adjoining store, complete with integrated sound system.

This is a superb home, perfectly suited to modern family living and entertaining.



17 Fairfax Road, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 112 Sq M/1205 Sq Ft
 Outbuilding = 14 Sq M/151 Sq Ft
 Total = 126 Sq M/1356 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.

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	59	
(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 C

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Morgan & Associates

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