



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

6 Sixpenny Lane, Chalgrove, OX44 7YD





## 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.

6 Sixpenny Lane is tucked away down a quiet no through road in 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, 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 3 | EPC C**





## 6 SIXPENNY LANE

This is a well-proportioned four bedroomed family home in the popular village of Chalgrove, with its own busy local community.

Through the front door and the ground floor accommodation includes an entrance hall with guest cloakroom. To the right sits a bright sitting room with a gas fireplace and French doors opening into a light-filled conservatory, which enjoys views over the garden. The conservatory runs across the rear of the property, connecting through to the kitchen. The kitchen itself is well designed and offers plenty of storage. Across the hallway, is the separate dining room, perfect for entertaining or it could equally be used as a playroom or home office.

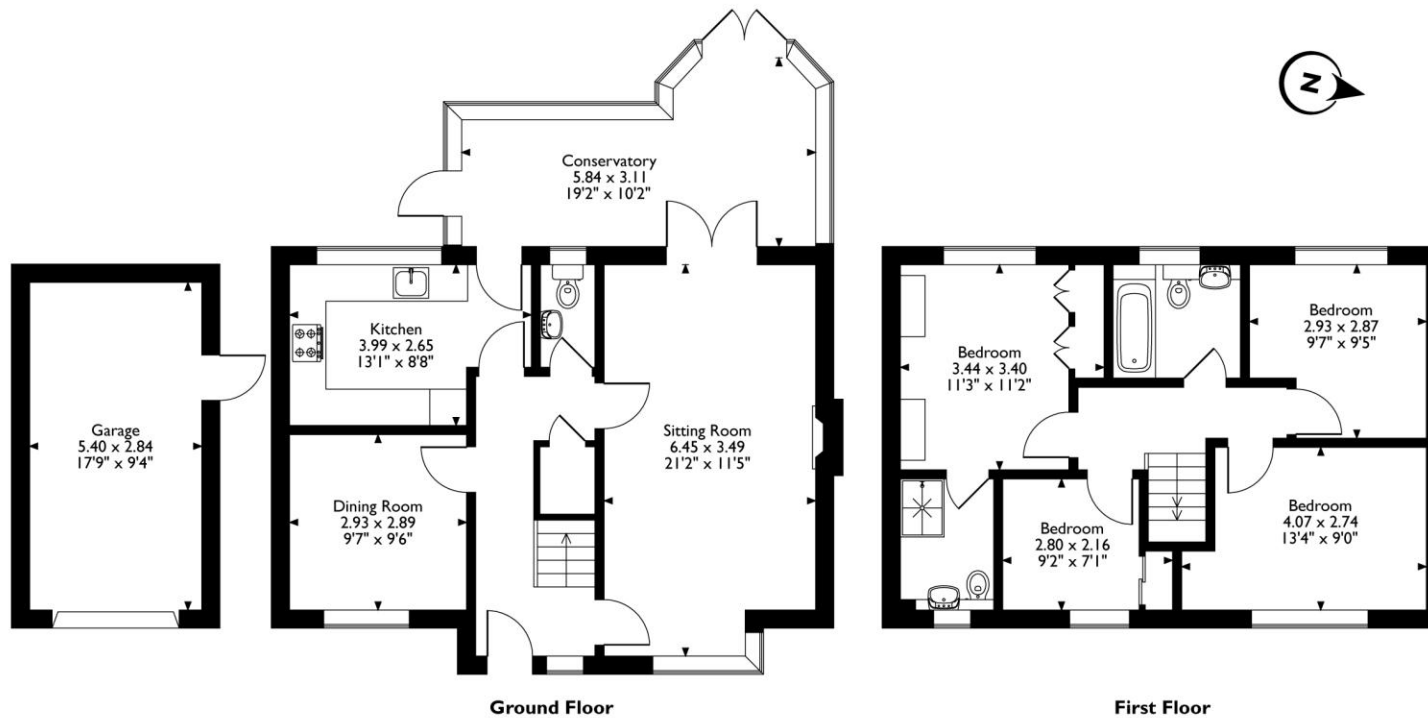
Upstairs, there are four bedrooms, three doubles and a good size single, along with a family bathroom with bath and shower overhead. The principal bedroom also has the added bonus of fitted wardrobes and an ensuite shower room.

Outside, the mature west facing garden is mainly laid to lawn and includes a paved terrace ideal for al fresco dining. The house also benefits from a single garage with garden access, as well as off-street parking.

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



6, Sixpenny Lane, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 Main House = 118 Sq M/1270 Sq Ft  
 Garage = 15 Sq M/161 Sq Ft  
 Total = 133 Sq M/1431 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) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 F

**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.

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)

[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS