



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

15 Flemming Avenue, Chalgrove, OX44 7SW



CHALGROVE

Chalgrove is a large village in rural Oxfordshire, located just ten miles southeast of the historic city of Oxford. It sits between Stadhampton and Watlington, with easy access to the M40, providing fast connections to London.

The village has a thriving local community and a wide range of amenities, including a primary school, GP surgery, post office, church, grocery store, newsagent, pharmacy, delicatessen, and three public houses. There is also a regular bus service to Oxford and Watlington, along with an abundance of beautiful countryside walks right on the doorstep.

Bedrooms 2 | Bathrooms 1 | Receptions 1 | EPC D



15 FLEMMING AVENUE

A two-bedroom semi-detached home situated on a peaceful no through road, conveniently located within walking distance of the village's many amenities.

The accommodation includes an entrance porch leading through to a good size and well-presented sitting room with wood flooring.

Adjoining the sitting room is the open-plan kitchen/dining room, with sliding doors opening out to a particular generous lawned garden.

On the first floor, there are two double bedrooms, both with useful fitted cupboards, along with a family bathroom featuring a bath with shower overhead.

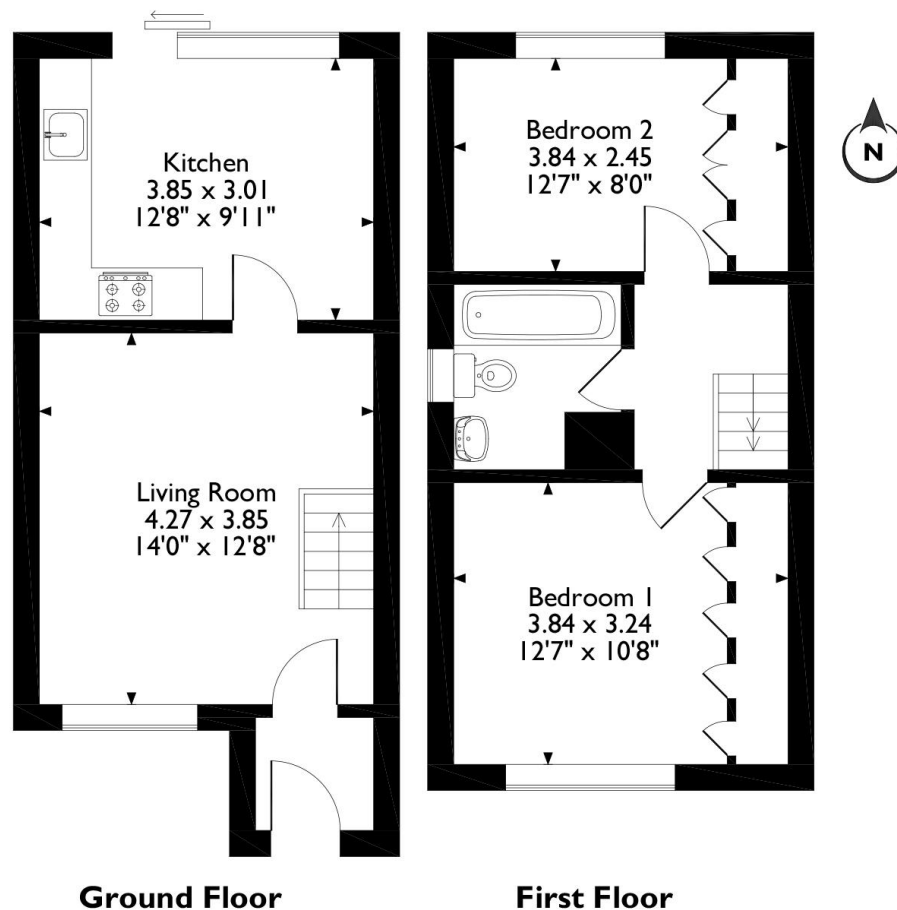
Externally, the property benefits from driveway parking and of particular note is the large enclosed garden, mainly laid to lawn, with several timber sheds providing additional storage.

This is a great home, ideal for first time buyers and downsizers alike.



15, Flemming Avenue, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area 62 Sq M/668 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		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(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 D

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

Morgan & Associates

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

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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