



Guide Price
£540,000 Freehold

7 Sixpenny Lane
Chalgrove
Oxfordshire OX44 7YD

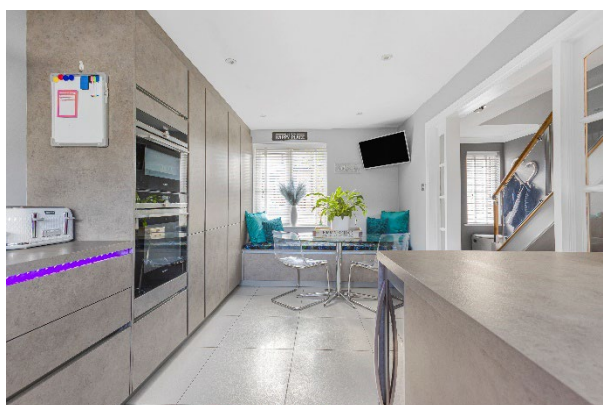
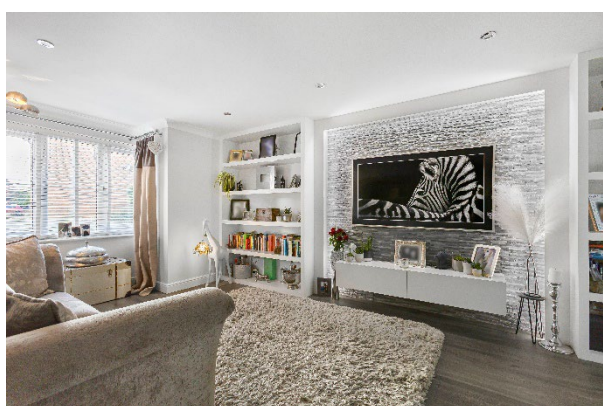
This detached four-bedroom family house occupies a quiet location in a private cul-de-sac on the edge of the village. The interior has been comprehensively remodelled and fitted over recent years and now displays a contemporary interior of much style together with a sizeable landscaped garden to the rear. Planning consent has been obtained to further extend the property at ground floor level.

- Entrance Hall
- Reception Room
- Conservatory
- Kitchen/Dining Room
- 4 Bedrooms
- 2 Bath/Shower rooms (1 en-suite)
- Cloakroom
- Garage & Parking
- Landscaped Garden

An outstanding four bedroom detached modern family house in a quiet cul-de-sac setting

- Wallingford 9.5 miles
- Watlington 3.7 miles
- Oxford 5.9 miles
- M40 (J6) 3.5 miles
- Heathrow 35 miles
- London 48 miles





Description:

This detached modern family house is situated in a small private cul-de-sac set away from Sixpenny Lane. It has been the subject of comprehensive improvement works over recent years including comprehensive refitting and remodelling of the accommodation to create a contemporary living space of great style.

A sizeable rear garden has been professionally landscaped and planted and provides an attractive and private outside space with terraced areas and a number of landscape features. Alongside the house is a garage and ample parking

The interior features a spacious through reception room with an illuminated feature wall which is the centrepiece of the room. A conservatory lies beyond and this opens to the garden. The well-equipped kitchen with textured cabinets has been re-modelled to create an open-plan arrangement with dining area and this too opens to the garden.

On the first floor there are four bedrooms, 3 of which are double, and the master bedroom has an en suite shower room. From the first floor there are some fine extended views over the garden and the countryside beyond.

Note: Planning consent has been gained to replace the existing conservatory to a larger more contemporary garden room that extends to the rear and then wraps around the flank of the house.



Chalgrove

Chalgrove is set amidst flat farmland situated c. 10 miles south east of Oxford, c. 4 miles west of Watlington, and only c. 5 miles from J6 of the M40. This is a popular village with a strong village community and has two Village Halls and three Public Houses. There are six shops, including two mini-markets, a Florist, Pharmacy, Post Office, and a Newsagent. Other services include a Doctors Surgery.

The village has a Primary School in addition to several day nurseries. There is also a secondary school in nearby Watlington. Thames Travel provides an hourly bus service from Watlington to Oxford (Number T1). There is also a fast train service from Thame/Haddenham (12 miles) to London Marylebone (45 mins) and from Didcot (15 miles) to Paddington (45 mins).



Garden:

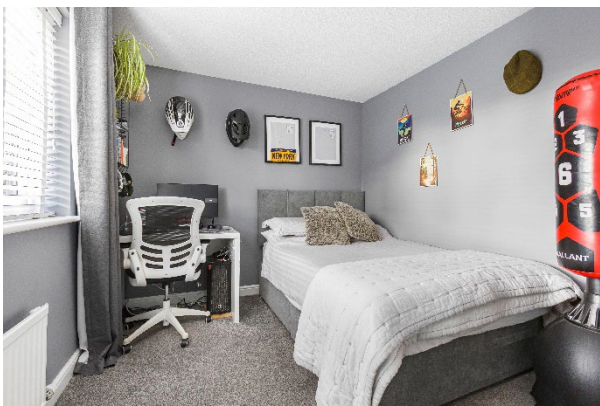
The garden has been professionally landscaped. A paved terrace extends from the back of the house providing an al fresco dining area.

A shaped lawn lies beyond with a further paved terrace designed as a seating area.

There are raised planters and an elevated area to the rear with Box and Laurel together with other ornamental plants.

An open area alongside the house provides a storage area with shed. There is lighting and an outside water tap.

A side gate provides access to the driveway and garage.



Services

Mains services: Electricity / Water / Drainage

Heating: Oil fired central heating/electric underfloor heating

Local Authority: South Oxfordshire District Council

Council Tax Band: E

EPC Rating: D

Viewings

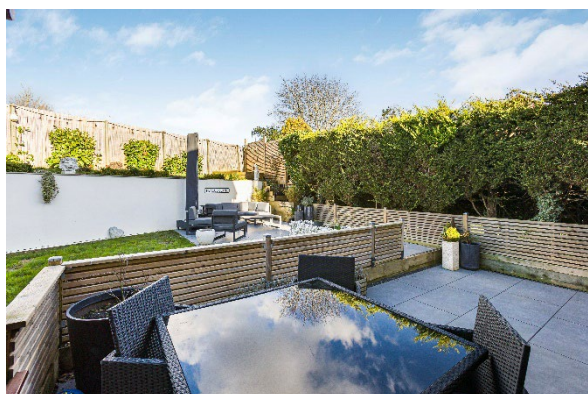
Viewing by prior appointment with Robinson Sherston
Watlington office

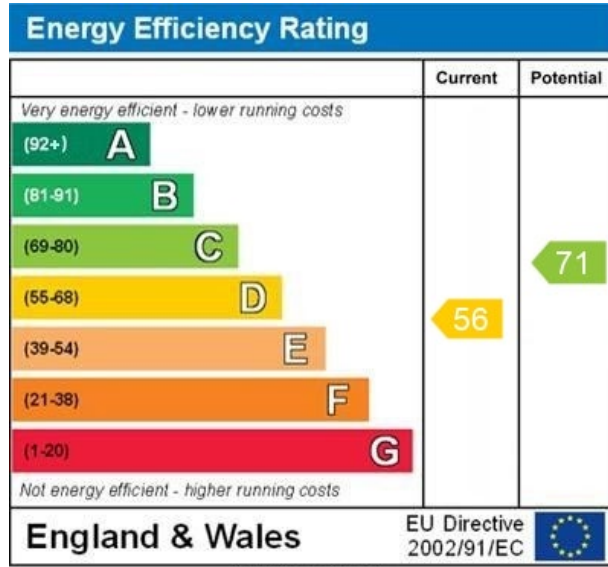
Tel: **01491 614 000**

Email: watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.*





Approximate Gross Internal Area 1343 sq ft – 124 sq m
 Ground Floor Area 670 sq ft – 62 sq m
 First Floor Area 518 sq ft – 48 sq m
 Garage Area 155 sq ft – 14 sq m

