



**Guide Price**  
**£425,000 Freehold**

**3 Cromwell Close**  
**Chalgrove OX44 7SE**

This detached and extended bungalow occupies a quiet and well-favoured location in the village. It has attractive sandstone elevations with a detached garage alongside and gardens to both front and rear. It was extended some years ago and now provides three double bedrooms including a master bedroom with en-suite. The property is unmodernised and presents a great opportunity for someone to create a home moulded to their own style and requirements.

- Entrance Hall
- Sitting Room
- Kitchen
- 3 Bedrooms
- 2 Bath/Shower Rooms (1 En Suite)
- Garage
- Front & Rear Gardens

An unmodernised detached and extended bungalow in a quiet and favoured setting

- Watlington 5 miles
- Wallingford 6 miles
- Oxford 10 miles
- M40 4 miles
- Thame 8 miles
- London 50 miles







## Description:

The bungalow has an attractive facade employing a pale sandstone finish under a shallow tiled pitched roof.

It sits back from the approach road behind a wide expanse of lawn with planted beds and a driveway alongside providing access to the detached garage. To the rear is an attractive enclosed garden laid to lawn with borders.

The property, which benefits from a sizeable rear extension to the original build, has been in the same ownership for many years and now requires modernisation. It presents an excellent opportunity to undertake a comprehensive refit to meet the individual requirements and style of the buyer.

Cromwell Close is an attractive and sought-after close comprising only four other properties, all of which were built in a similar style.

There is attractive soft landscaping surrounding the close which is set away from the through roads but only a five to ten minute walk from the village shops and post office.



## Chalgrove

Chalgrove is set amidst flat farmland situated c. 10 miles south east of Oxford, c. 4 miles west of Watlington, and only c.4 miles from the M40. This is a popular village with a strong village community and has two Village Halls and three Public Houses. The lovely 12th century church contains some important wall paintings.

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).

There are comprehensive shopping facilities and a weekly market in the traditional market towns of Thame and Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities.



## Approach & Garden

**Approach:** The property is situated at the bottom end of the cul-de-sac with a lawn and planted beds fronting the property. A driveway to the side of the bungalow provides ample off-road parking and access to the detached garage.

**Detached Garage: (5.19m x 2.64m)** Brick built with a remote operated 'up and over' access door and side door to the rear garden. There are power and light points.

**The garden:** The garden is an irregular shape. A patio extends from the rear of the bungalow to a shaped lawn with borders enclosed by close-boarded fencing. A side gate provides access to the driveway.



## Services

Mains services: Electricity / water / drainage.  
 Heating: Oil fired central heating  
 Council Tax: South Oxfordshire District Council  
 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.*





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Approximate Gross Internal Area 1175 sq ft – 110 sq m  
 Ground Floor Area 1028 sq ft – 96 sq m  
 Garage Area 147 sq ft – 14 sq m

