

Robinson Sherston



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 unmodernised and presents a great opportunity for someone to create a home moulded to their own style and





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: $(5.19 \, \text{m} \times 2.64 \, \text{m})$ 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

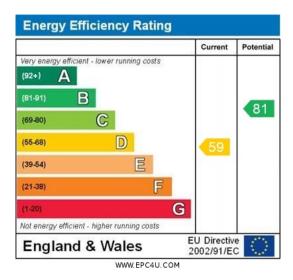
Viewing by prior appointment with Robinson Sherston Watlington office

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.



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

