









Guide Price
£395,000 Freehold

2a Adeane Road
Chalgrove OX44 7TQ

A link-detached modern bungalow of almost 1400 sq ft built in 1982 and occupying an enviable location at the top of a pleasant residential cul-de-sac. The property requires modernisation but has notable features including a large reception room with high vaulted ceiling and a wonderful south-facing garden with a shallow brook to its boundary and extended views over the meadows that lie beyond.

-  Entrance Hall
-  Large vaulted reception room
-  Kitchen/Dining room
-  2 Bedrooms
-  Bathroom
-  Garage
-  South-facing garden

An
unmodernised
link-detached
bungalow in a
quiet and
favoured setting
in the village

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



Description:

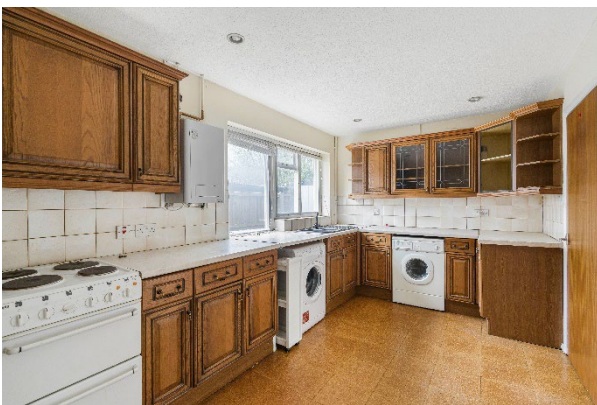
This modern bungalow was built in 1982 and extended in 1988 to provide spacious two-bedroom accommodation.

It occupies a lovely setting at the top of a cul-de-sac with a south-facing garden whose boundary is defined by an attractive shallow brook and some wonderful extended views over the meadows that lie beyond.

The accommodation features a large reception room with high vaulted ceiling and linked garden room. There are two double bedrooms and a generous kitchen that provides dining space.

It is worth noting that a simple rearrangement of the accommodation could easily provide a third bedroom, if required.

Although built not much more than thirty years ago the property now requires modernisation and so allows potential purchasers to create a home to their own specification.

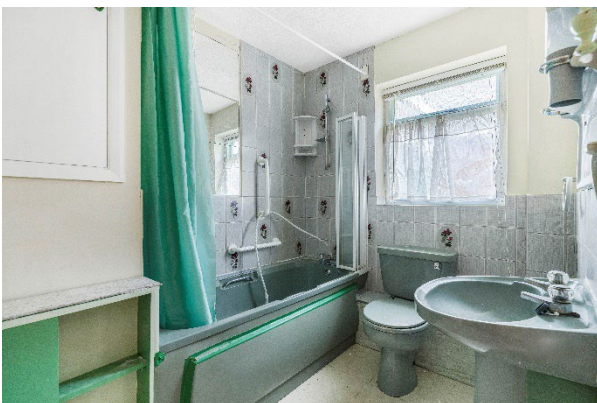


Chalgrove

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

The frontage offers off-road parking for a couple of vehicles and a driveway provides access to the attached single garage.

Attached Garage: (5.64m x 2.56m) (18'6 x 8'4) Brick built with 'up and over' door, power and light points. An internal door provides access to the conservatory.

The garden: 12m (39'4) Approx: A south-facing low maintenance garden lies to the rear. A paved terrace extends to the rear of the garden where a shallow brook forms the rear boundary. Meadows lie beyond and offer fine extended rural views.



Services

Mains services: Electricity / Gas / Water / Drainage.

Heating: Gas fired central heating

Council Tax: South Oxfordshire District Council

Band: E

EPC Rating : D

Viewings

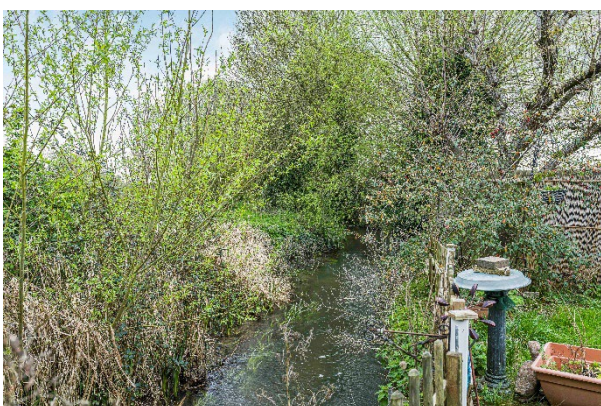
Viewing by prior appointment with Robinson Sherston Watlington office

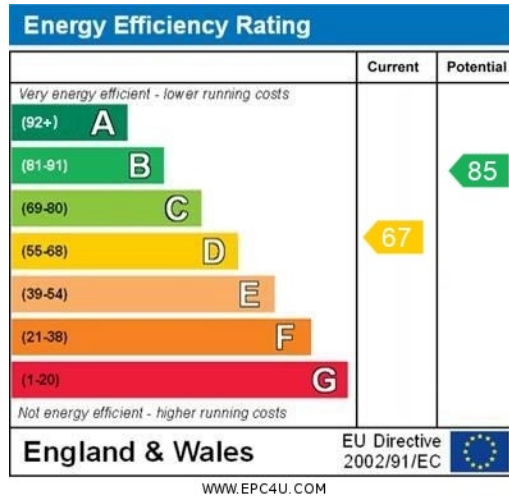
Tel: **01491 614 000**

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 1347 sq ft – 125 sq m

