









Guide Price
£395,000 Freehold

45 Brinkinfield Road
Chalgrove
OX44 7QX

This family house is well-placed for easy access to the school, village shops and post office. It occupies a quiet and attractive residential location with ample off-road parking and generous garden. It requires updating but appears to have been well maintained.

-  Entrance Lobby
-  Reception Room
-  Kitchen/Diner
-  3 Bedrooms
-  Shower/Bathroom
-  Integral Garage
-  Rear Garden

A link-detached family house in the centre of Chalgrove with opportunities to update & remodel

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



Description:

This link-detached house occupies a quiet setting that is close to the High Street and has a south-facing aspect.

It is set back from the road providing a wide off-road parking area with access to the integral garage. A generous garden lies to the rear.

Although the house appears to be well-maintained it does require updating but represents an opportunity to create a home to the buyers own specification.

The interior offers spacious, well-lit rooms with a sizeable reception room to the rear opening into the garden. The integral garage offers the opportunity for conversion to a dining or family room. On the first floor there are two large double bedrooms, a single room and bathroom

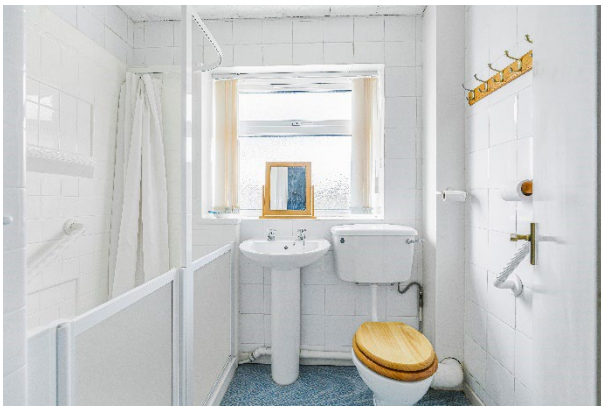


Chalgrove

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: A brick paviour approach to the house provides off-road parking for several vehicles and access to the garage. A side passageway gives access to the rear garden.

Integral Garage: (5.25m x 2.58m) 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: About 14m deep (46') The garden lies to the rear of the house and is enclosed by close-boarded fencing. A paved terrace extends from the back of the house to an expanse of lawn with borders. A side passageway gives access to the front of the house.

Services

Mains services: Electricity / Gas / Water / Drainage.

Heating: Gas fired central heating

Council Tax: South Oxfordshire District Council

Band: D

EPC Rating C

Viewings

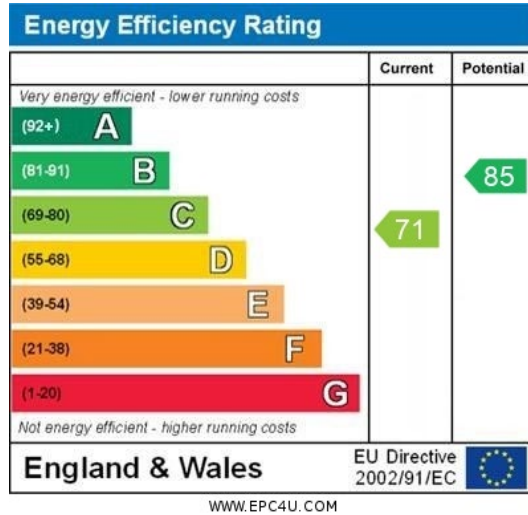
Viewing by prior appointment with Robinson Sherston Watlington office

Tel: **01491 614 000**

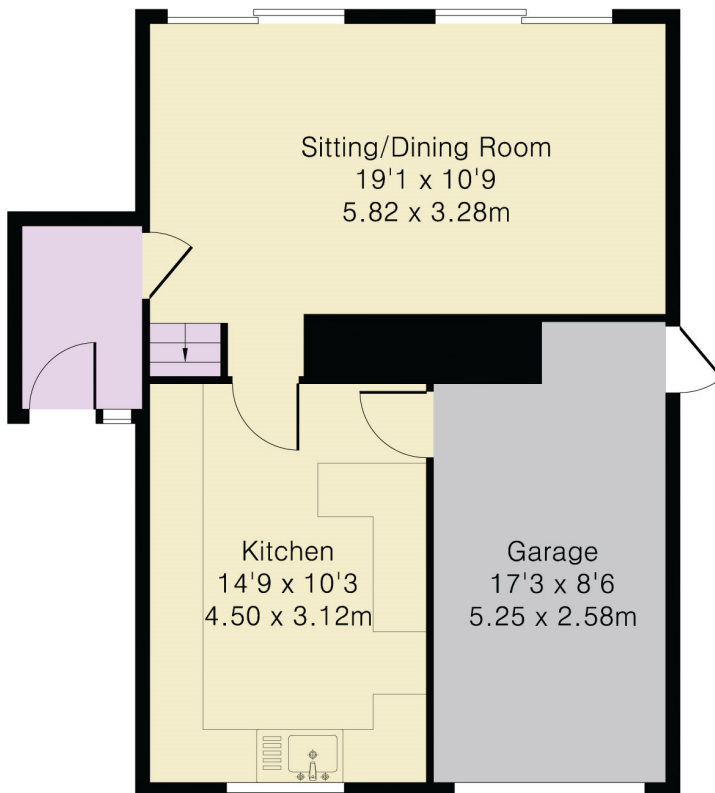
Email: **watlington@robinsonsherston.co.uk**

Sales Disclaimer

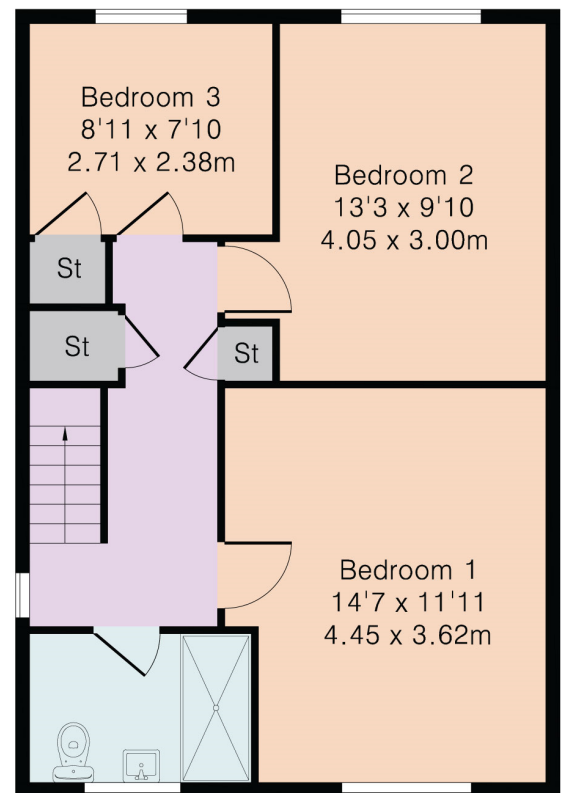
IMPORTANT NOTICE: *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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 1104 sq ft – 103 sq m
 Ground Floor Area 568 sq ft – 53 sq m
 First Floor Area 536 sq ft – 50 sq m



Ground Floor



First Floor