



## Guide Price £595,000 Freehold

68 High Street  
Chalgrove  
Oxfordshire OX44 7SS

This detached four-bedroom family house occupies a favoured location in the High Street close to the shops and facilities of the village. It is meticulously presented and has a lovely south-facing garden and a tandem garage that incorporates a workshop and storage area.

- Entrance Hall
- Reception Room
- Dining Room
- Family Kitchen
- 4 Bedrooms
- Bathroom
- Cloakroom
- Garage & Parking
- South-Facing Garden

A handsome detached four bedroom family house in the centre of Chalgrove with garden & garage

- 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 family house is set back from the road behind an enclosed garden approach that utilises low maintenance shaped gravel and paved areas with raised beds and borders.

The house has an attractive facade and enjoys a sizeable and superbly maintained and well-stocked south-facing garden to the rear. A tandem garage, with workshop area and roof storage is approached via a rear driveway.

The interior of the house is meticulously presented and features a generous and well-proportioned reception room with double aspect, fireplace and French doors to the garden.

A family-sized kitchen at the rear of the house, with access to the garden, is well-equipped and opens into what is currently the dining room but might equally serve as a family room.

On the first floor there are four bedrooms, including two double rooms, and a bathroom with shower cabinet as well.

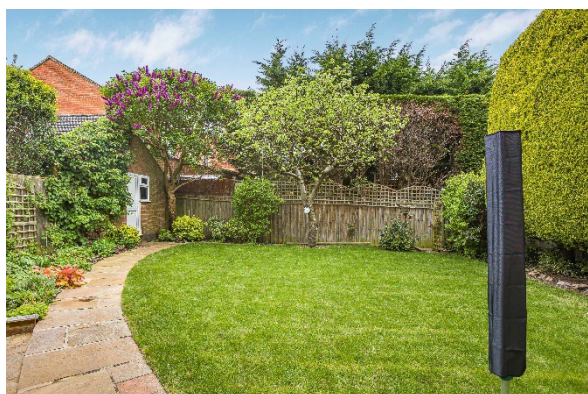
There are thought to be opportunities to extend the property to the rear, both at ground and first floor level, subject to obtaining the necessary consents.



## 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).



## Approach, Garage & Garden:

There is an attractive gated approach to the house through a professionally designed low maintenance garden that utilises shaped gravelled areas and well-stocked raised beds and borders. There are a variety of mature shrubs and ornamental trees. There is gated side access to the rear garden from both flanks of the house.

**Tandem Garage:** The garage is entered via a remote operated roller door. There are power and light points as well as fitted shelving and an easily accessible extended shelf at eaves level. A rear window and pedestrian door lead into the garden and provide access to the house

**Garden:** South-facing and enclosed by hedgerow and close-boarded fencing. A flagstone terrace lies adjacent to the rear of the house and extends to provide a seating area. There is a shaped lawn with well-stocked borders containing a wide variety of plants and shrubs. At the rear of the garden there is a mature apple tree and Lilac. There is side access via both flanks of the house to the front garden.



## Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Oil fired central heating

Local Authority: South Oxfordshire District Council

Council Tax Band: F

EPC Rating: D

## Viewings

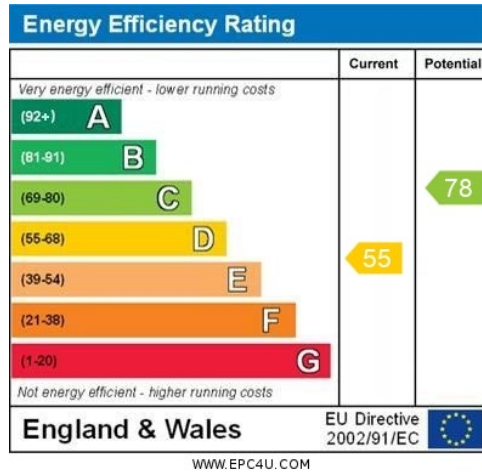
Viewing by prior appointment with Robinson Sherston  
Watlington office

Tel: **01491 614 000**

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

## Sales Disclaimer

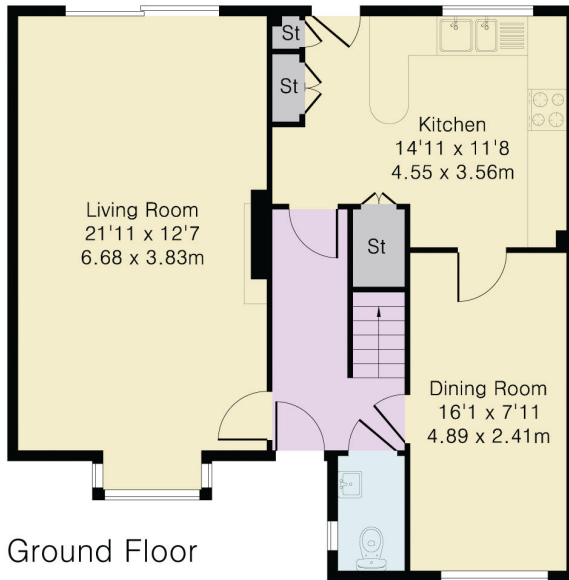
**IMPORTANT NOTICE:** *Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions 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.*



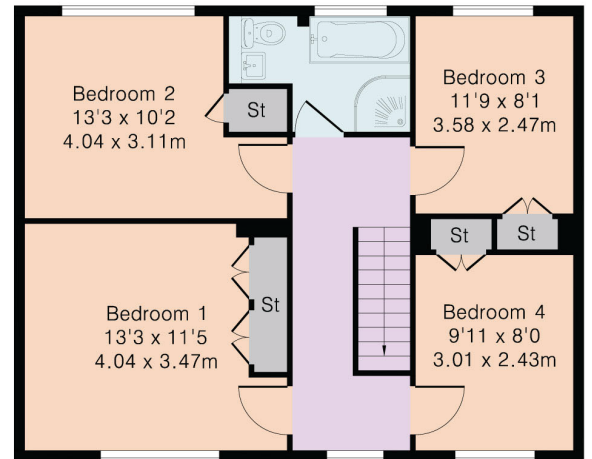
Approximate Gross Internal Area 1518 sq ft – 141 sq m  
 Ground Floor Area 687 sq ft – 64 sq m  
 First Floor Area 607 sq ft – 56 sq m  
 Garage/Workshop Area 224 sq ft – 21 sq m



Garage/  
Workshop



Ground Floor



First Floor