



Guide Price £349,000 Freehold

28 Vicarage Close
Chalgrove
Oxfordshire OX44 7RD

This two-bedroom semi-detached property occupies a quiet cul-de-sac on the edge of the village. It is well-presented and has been recently refurbished to provide bright and well-arranged accommodation together with a south-facing decked garden and garage.

- Sitting Room
- Conservatory
- Kitchen/Dining Room
- 2 Bedrooms
- Bathroom
- Garage
- South-Facing Garden

A well-presented and recently refurbished 2 bedroom semi-detached property in a quiet location

- 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 semi-detached property occupies a quiet and convenient location on the edge of the village.

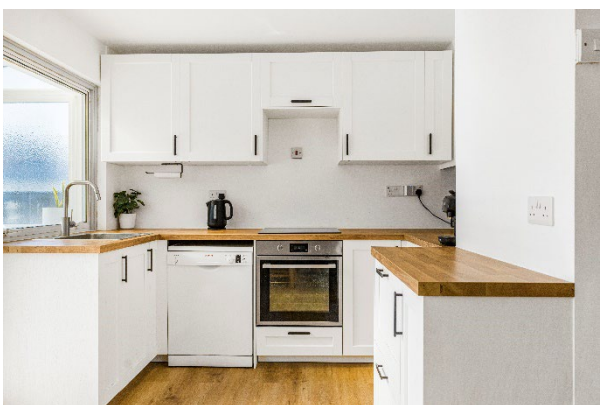
It has been refurbished in recent years and now provides an attractive small family home with well-lit rooms and some attractive features.

A sizeable reception room with has the benefit of a log burning stove and outlook onto a lawned approach.

A well-fitted kitchen lies alongside with ample room for dining and this opens to a south-facing conservatory.

Upstairs there is a generous double bedroom and a single room served by a recently decorated bathroom.

The garden is south-facing with wooden decking and there is a side gate giving access to the garage, which sits alongside,



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).

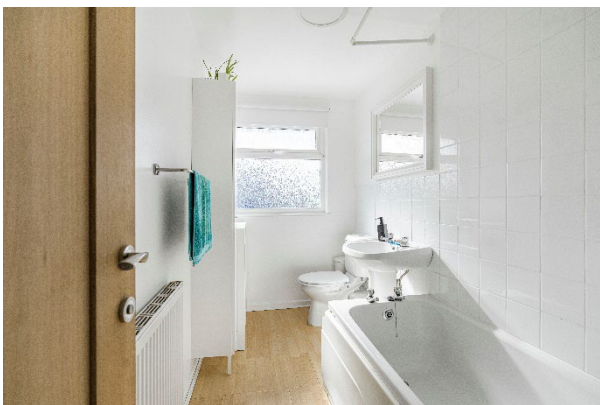




Outside:

Garage: 4.90m x 2.39 (16'0 x 7'10) Situated adjacent to the house. Brick built with up and over door. There is parking alongside

Garden: 4.88m x 4.88m (16'0 x 16'0) South-facing and enclosed by close-boarded fencing with a side gate providing access to the garage and approach. The garden is fully wooden decked ensuring low maintenance.



Services

Mains services: Electricity / Gas / Water / Drainage

Heating: Gas fired central heating

Local Authority: South Oxfordshire District Council

Council Tax Band: C

EPC Rating: D



Viewings

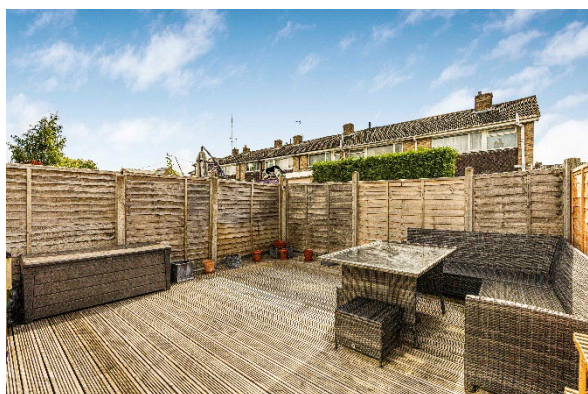
Viewing by prior appointment with Robinson Sherston
Watlington office

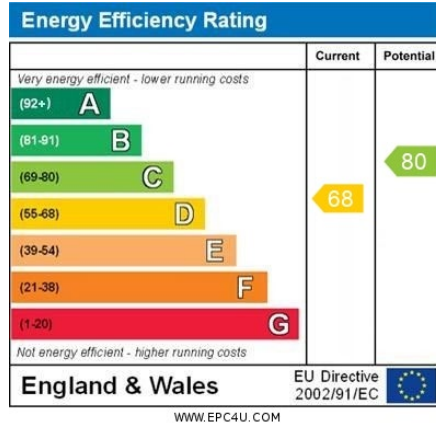
Tel: **01491 614 000**

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 993 sq ft – 93 sq m
 Ground Floor Area 489 sq ft – 46 sq m
 First Floor Area 378 sq ft – 35 sq m
 Garage Area 126 sq ft – 12 sq m

