



25 Chambrai Close, Appleford OX14 4NT



## 25 Chambrai Close

---

Spacious four-bedroom detached family home complemented by large mature gardens (total plot extends to 0.23 of an acre), offering excellent potential to substantially extend the existing accommodation, well situated within this small no-through village development, sold with no-ongoing chain and requiring modernisation.

### Location

Chambrai Close is a popular cul-de-sac comprising of only detached houses, providing a very pleasant location combined with easy access to nearby railway station, village hall, church and numerous beautiful country walks. It is well-placed for Abingdon (circa. 4 miles) and Didcot (circa. 4 miles), with easy access to the A34/M40. There is also direct rail links to London, Paddington via Didcot railway station and nearby Appleford railway station.

**Bedrooms: 4**

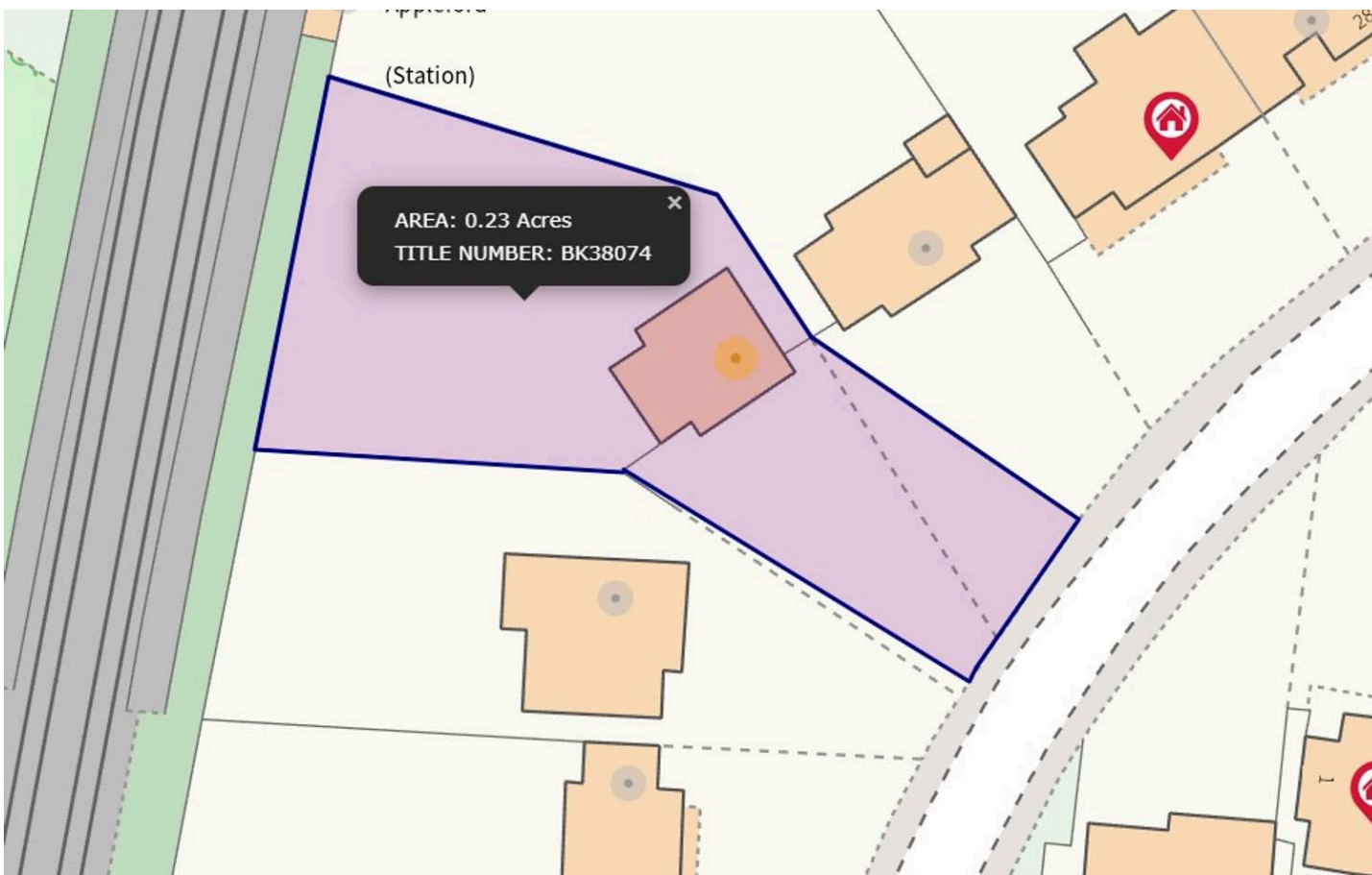
**Bathrooms: 1**

**Reception Rooms: 1**

**Council Tax band: E**

**Tenure: Freehold**





## Key Features

- Entrance hall leading to cloakroom and kitchen
- Large 23' double aspect living room/dining room with double glazed sliding patio doors leading to rear gardens
- Large first floor 17' double aspect main bedroom and three further good size bedrooms complemented by family bathroom and separate WC
- PVC double glazed windows, oil fired radiator central heating (recently replaced boiler) and the property is sold with no ongoing chain
- Generous front gardens providing extensive lawn and parking facilities for many vehicles leading to large integral garage (ideal for conversion)
- Extensive, very mature rear gardens (total plot extends to 0.23 of an acre), which are fully enclosed by trees, shrubbery and fencing





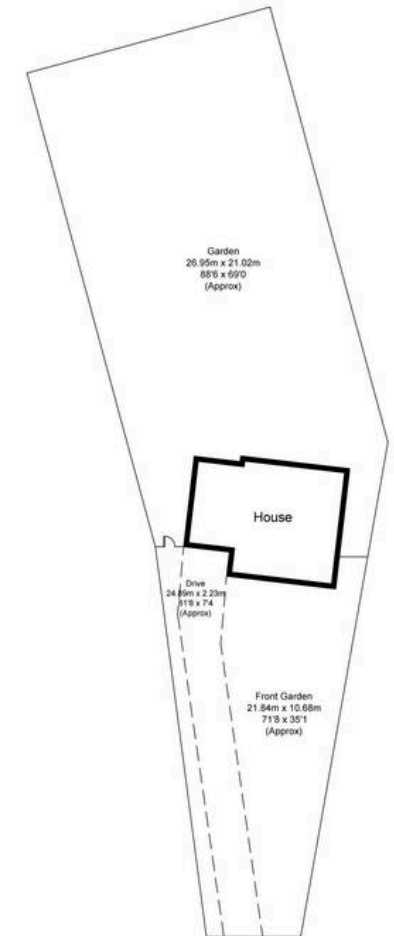
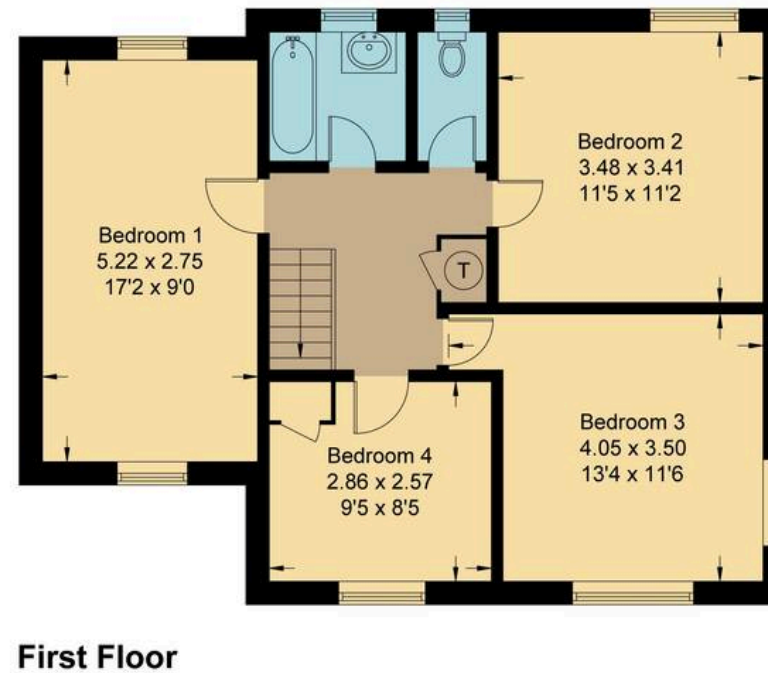
# Chambrai Close, OX14

Approximate Gross Internal Area = 105.0 sq m / 1130 sq ft

Garage = 14.30 sq m / 154 sq ft

Total = 119.30 sq m / 1284 sq ft

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards.  
Not to scale, for illustration and layout purposes only.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited

**Hodsons**  
your move, our passion  
Sales | Lettings

5 Ock Street, Abingdon,  
Oxfordshire, OX14 5AL  
T: 01235 553686  
E: abingdon@hodsons.co.uk  
[www.hodsons.co.uk](http://www.hodsons.co.uk)