



High Street, Chalgrove OX44 7SJ



High Street, Chalgrove

On the market for the first time in 60 years a traditionally built family home that dates from the 1950s, is set in the heart of this popular village and has a lovely outlook across the brook.

It features a double aspect sitting room, kitchen/breakfast room, central hall, cloakroom and study: upstairs there are 3 bedrooms and a 4-piece bathroom. It has its own pedestrian footbridge to a large front garden abutting the brook and also extending to the side with a gate to an enclosed 55' rear garden.



Tenure – Freehold

Accommodation:

Entrance Porch: Bin Store.

Entrance Hall: Stairs to landing, radiator, cupboard.

Cloakroom: White 2-piece site, tiled walls and floor.

Inner Hall: Front door, radiator.

Study: Window to the front, casement door to side, loft hatch, work bench and space for fridge and freezer.

Sitting Room: A double aspect room with a window to the front and French doors to the rear garden, stone fireplace with wood mantel and radiator.





Kitchen/Breakfast Room: Windows to the rear and side, range of storage units, worktops and sink unit, appliance spaces, radiator, pine ceiling and downlighters.

Stairs to Landing: Window to the front, loft hatch.

Bedroom 1: Window to the rear, radiator.

Bedroom 2: Window to the rear, radiator, wardrobe.

Bedroom 3: Window to the front, radiator, wardrobe.

Bathroom: White 4-piece suite with a bath and tiled shower cubicle, part tiled walls, radiator, window, downlighters.

Outside:

Front Garden: Set to lawn and abutting the brook with its own footbridge. Path across the front and side door, timber fencing either side.

Rear Garden: Maximum of 55' long and mainly laid to lawn and enclosed by timber fencing.



Directions: Leave Wallingford and proceed over Wallingford Bridge into Crowmarsh Gifford. At the mini roundabout turn left into Benson Lane at the end turn left on the A4074. Turn right into Church Road, Benson, at the junction right onto Castle Square, first left onto B4009, Watlington Road. Turn right at the roundabout to stay on the road, after a mile turn left into Hollandtide Lane (to Chalgrove), at the T-junction turn right onto Berrick Road at the end turn left into High Street, the property is along on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

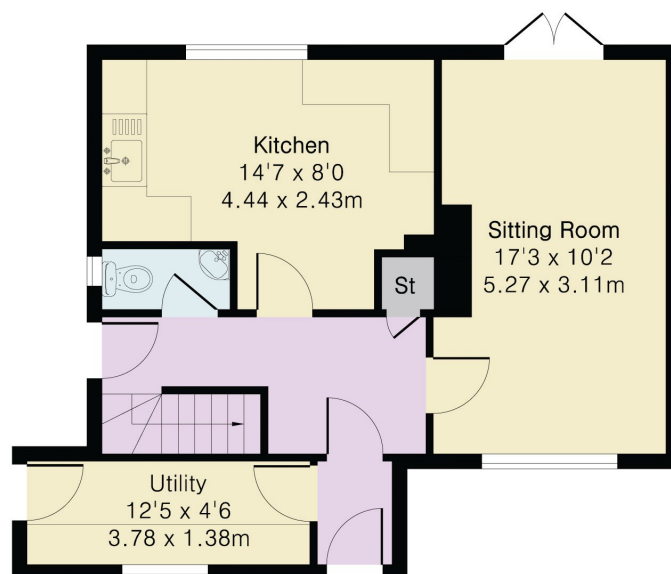
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



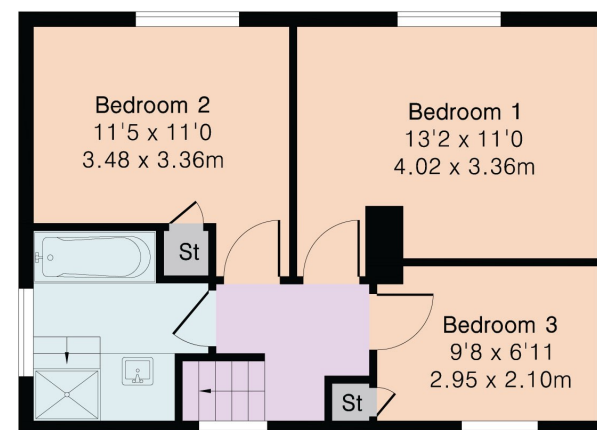
Approximate Gross Internal Area 932 sq ft - 87 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 428 sq ft – 40 sq m



Ground Floor



First Floor