



Mill Lane, Chalgrove, OX44 7SL





## Mill Lane, Chalgrove

Tucked away in a secluded position in a quiet road just off the High Street a beautifully appointed detached family home with a fabulous plot that extends to .65 of an acre.

The superb accommodation comprises 4 double bedrooms and 2 bathrooms: the living area has 3 reception rooms including a triple aspect sitting room with fireplace and a stunning kitchen/breakfast room.

Outside there is a gated drive with extensive parking whilst the rear gardens enjoy an excellent degree of privacy: 2 terraces and established shrubs, the lawn extends beyond with many mature trees with twin gates to the drive. There is a large games room and a 30' barn/nissen hut suitable for a variety of purposes.

There are many amenities within the village and Jct.6 of the M40 is just 7.5 miles



## Tenure - Freehold

### Accommodation

The Property is double glazed with gas central heating to radiators.

Reception Hall: 2 radiators, downlighters, stairs to landing with cupboard under.

Cloakroom: Side window with plantation shutters, white 2-piece suite, extensive storage, wood floor, radiator.

Sitting Room: A triple aspect room with bay window to the front, windows flank fireplace with plantation shutters, patio doors to garden. Elegant fireplace with slate hearth and Clearview log stove, radiators, downlighters.

Dining Room: Picture window with plantation shutters to the front, cupboard, radiators and downlighters.

Study: Window overlooking garden, radiator, book shelving.  
Kitchen/Breakfast Room: Attractive range of storage units, quartz worktop and stainless steel sink., Smeg range cooker, extractor hood, dishwasher and space for US style fridge/freezer. The room has a triple aspect with door to terrace, two Velux windows, wood floor, radiator, downlights.







Utility: Door to side, window, spaces for washing machine and tumble drier, wood floor.

Stairs to Landing: Window with plantation shutters to the front, radiator, loft hatch, airing cupboard.

Bedroom 1: Window overlooking garden with plantation shutters, full width range of wardrobes, radiator, downlighters.

Ensuite Shower Room: Window with plantation shutters, 3-piece suite incl. large tiled shower cubicle, tiled floor, radiator and downlighters.

Bedroom 2: Two windows with plantation shutters to the front, radiator.

Bedroom 3: Window with plantation shutters to the rear, radiator.

Bedroom 4: Window with plantation shutters to the front, radiator.

Bathroom: White 3-piece suite including a shower unit and screen over the bath, part tiled walls and tiled floor, window, radiator, downlighters.

## Outside

To the Front: Large driveway to the front and down the side, flanked by areas of lawn with range of mature trees across the front, stone wall with brick pillars and twin gates, shrub beds to the front of the house.

Rear Garden: Paved terraces with connecting path the garden is mainly laid to lawn and features numerous tall trees and shrubs with established hedges. Raised vegetable beds with a yew and box hedge and brick path, rockery. and gate to drive.

Games Room: Double aspect, door to the garden, wood style floor, downlighters.

Cloakroom: White 2-piece suite, window, wood style floor.

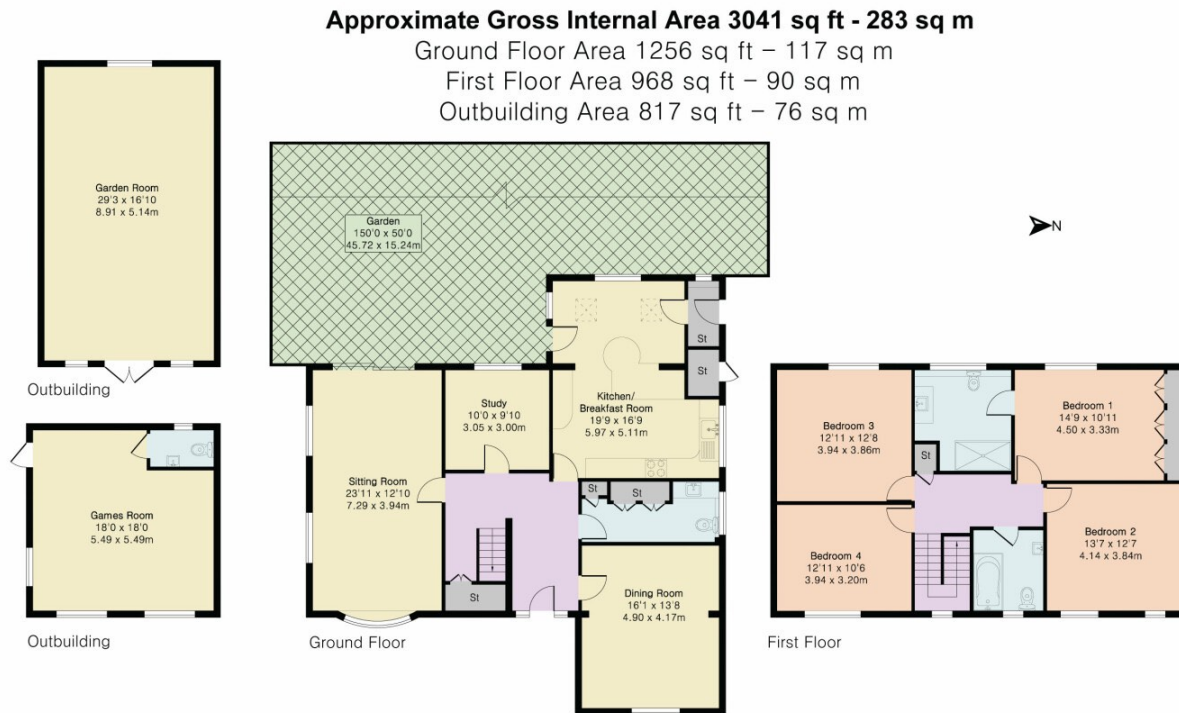
Nissen Hut/Barn: Wood style floor, French doors and window to the garden, two banks of downlighters.



Directions: From our office turn right on to St Martin's Street and head to the traffic lights. Turn right and proceed over Wallingford Bridge. 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. After 1.5 miles turn left into Hollandtide Lane (to Chalgrove) and after 1.9 miles, at the T Junction, turn right onto Berrick Road. Turn left onto the Mill Lane, the property will be found towards the end on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 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.



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

