



Farm Close, Chalgrove OX44 4RL



Farm Close, Chalgrove

On the market for the first time in over 40 years this extended home is nestled in a quiet corner of this small cul-de-sac on the edge of this popular village.

In need of modernisation the property comprises 3 bedrooms and a bathroom to the first floor, the living area includes a 20' kitchen/breakfast room, sitting room with fireplace and a 18'6 living/dining room. Outside there is an enclosed and secluded, low maintenance garden with a garage to the rear and a wide front garden that extends to the front and side of the house. The owner also has the use of additional parking to the side of the back garden.

Tenure - Freehold

Accommodation

Front door and side window to:

Entrance Hall: Stairs to landing with cupboard under, radiator.

Sitting Room: Wide picture window overlooking the front garden, stone fireplace with wood mantle and tiled hearth with fitted electric fire and chrome surround, feature ceiling beams and radiators.

Open way to:

Dining/Family Room: Wide window overlooking the garden to the rear, radiator, feature ceiling beams.

Kitchen/Breakfast Room: Range of storage units with worktops and stainless steel sink. Electric ceramic hob, double electric oven and further appliance spaces, pine ceiling with down lighters, breakfast bar and radiator. Rear porch: Double glazed with door to the garden.





Stairs to gallery landing: Double glazed window to the side, and cupboard with radiator and slatted shelving, loft access.

Bedroom 1: Double glazed picture window to the front, range of wardrobes and cupboards including dressing table and mirror, radiator.

Bedroom 2: Wide window overlooking the rear garden, radiator.

Bedroom 3: Window to the front, over stair wardrobe and radiator.

Bathroom: Fitted with a three-piece suite with shower and screen over the bath, tiled walls, window and radiator.

Outside

Front Garden: Extending across the front and to the side of the house there is an area of lawn with established shrub and tree borders, picket fence, path to the front door.

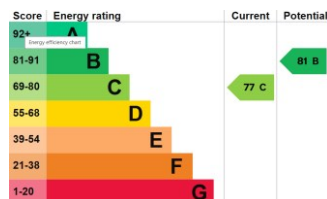
Rear Garden: A low maintenance garden with an area of paving boarded by shrubs and plants with steps between the terraces, side gate and door to the garage.

Garage: 16' x 7' 10. Up and over door, power, door to the garden.

There is a parking area and space in front of the garage and a further area to the side of the house.



Directions: From our offices in St. Martin's Street, turn right onto High Street, take the 1st exit onto Benson Lane, turn right onto Church Road, turn right onto Castle Square, turn left onto Watlington Road, follow B4009, at the roundabout, take the 2nd exit onto The Sands, turn left onto Hollandtide Lane, turn right onto Berrick Road. At the end turn right onto Monument Road and the first right is Farm Close.



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.

