



Mill Lane, Chalgrove OX44 7SL



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NO ONWARD CHAIN Situated in a non-estate setting in the charming village of Chalgrove a detached bungalow in private grounds. The front features a generous driveway, garden with front hedge, garage and carport to the side: the rear garden offers great seclusion and extends to 65' in a westerly direction.

The property has a sitting room with fireplace and sliding doors to the conservatory and garden beyond, kitchen with door leading out to the drive. There are 3 comfortable bedrooms and a modern shower room.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator, cupboard housing gas boiler, cloaks/storage cupboard.

Sitting Room: Tiled fireplace with wood mantle and tiled hearth, glazed serving hatch, two radiators, wood style floor, sliding patio doors to:

Conservatory: Wood style floor, radiator, panelled walls casement door to the garden.

Kitchen: Leaded light picture window to the front, casement door to the drive, range of storage units with worktops and stainless steel sink, gas cooker, fridge, dishwasher and washing machine, larder cupboard, downlighters.





Outside

Front Garden: Extending to approximately 50' a long the drive leads to the property with adjacent gravel area interspersed with shrubs and plants, side hedge and a low retaining wall to the front.

Carport: 11'10 x 10': opening to the front and leading to the garage.

Garage: 29' x 9'7 maximum. Twin doors open to the carport at the front, power, door and window to the garden.

Rear Garden: A lovely feature, extending to approximately 65' with a full width paved terrace, leading to the garden which is interspersed with lawn and features a mature pine tree, enclosed by timber fencing. Timber summerhouse and greenhouse, side gate to the front.

Bedroom 1: Window overlooking the rear garden, radiator.

Bedroom 2: Leaded light window to the front, radiator.

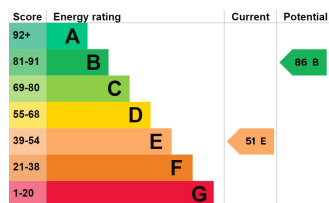
Bedroom 3: Window and radiator.

Shower Room: Fitted with a white three-piece suite including a tiled shower cubicle, tiled walls, radiator and window.



Directions:

From our offices, turn right onto High Street, continue over the bridge into The Street, at the mini-roundabout, take 1st exit to Benson Lane, follow this to the T-junction and turn left onto the A4074. Turn right onto Church Road, right onto Castle Square, turn left onto Watlington Road, continue on B4009, right at the roundabout then take 3rd exit left into Hollandtide Lane. Turn right onto Berrick Rd, turn left onto Mill Lane.



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.



GROUND FLOOR

