



Quadrant Estate Agents

£740,000



10, Vespasian Way

Chesterton, OX26 1BA

This is a rare opportunity to acquire a beautifully presented and exceptionally well-balanced family home, offering generous accommodation, light-filled living spaces, a larger-than-average garden, ample parking and an integral garage, all within one of the area's most desirable village settings. Combining modern comfort with outstanding local amenities and excellent transport links, it is a home perfectly suited to contemporary family life.

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**Approximate Gross Internal Area 1744 sq ft - 162 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 917 sq ft - 85 sq m

First Floor Area 827 sq ft - 77 sq m

Garage Area 207 sq ft - 19 sq m

Outbuilding Area 87 sq ft - 8 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



ACCOMMODATION

- Detached
- Generous Bedrooms
- Principal Bedroom With En-Suite and Juliette Balcony
- Large Rear Garden With A Covered Storage Area, and A Shed
- Garage and Driveway Parking
- Flexible Accommodation
- Extended Kitchen/Diner
- Popular Oxfordshire Village Location
- Easy Access To Excellent Transport Links
- Impressive Sitting Room With Log Bumer



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.