PROPERTY AGENTS
JPKnight



18 Liddon Road, Chalgrove, OX44 7YH







18 Liddon Road, Chalgrove

A beautifully presented 4 bedroom detached family home, offering spacious and versatile accommodation arranged over two floors, together with a double garage, generous driveway parking and a private, established rear garden.

Chalgrove is a well established South Oxfordshire village offering an excellent range of everyday amenities, a strong community spirit, primary schooling, village pubs and recreational facilities. Surrounded by attractive open countryside and with good road links towards Oxford and Watlington, it provides a desirable combination of rural village living and convenient access to nearby towns and Oxford.

Tenure - Freehold

The front door opens into the entrance hall with stairs rising to the first floor and useful understairs storage cupboard. There is cloakroom with WC and wash hand basin.

The Living Room is a bright and comfortable reception room with window overlooking the front of the property and patio doors opening directly onto the rear garden. A feature fireplace with attractive white surround, marble-style hearth and coal effect fire provides a focal point to the room.

The Kitchen/Dining Room is a spacious and practical room with windows overlooking both the front and rear. The kitchen is fitted with a good range of base and wall units, sink and drainer, gas hob with extractor over and double oven, together with appliance space for a washing machine. A door leads out to the rear garden.











An opening leads through to a small inner hall with useful storage cupboard. From here there is access to a versatile playroom, positioned to the rear and benefiting from two windows. The hall also provides internal access to the garage with a side door leading to the garden.

First Floor
The spacious principal bedroom is situated to the rear and benefits from fitted wardrobes and a three-piece en-suite comprising WC, shower cubicle and wash hand basin, with window providing natural light. There are 3 further bedrooms, with a second bedroom also benefitting from fitted wardrobes.

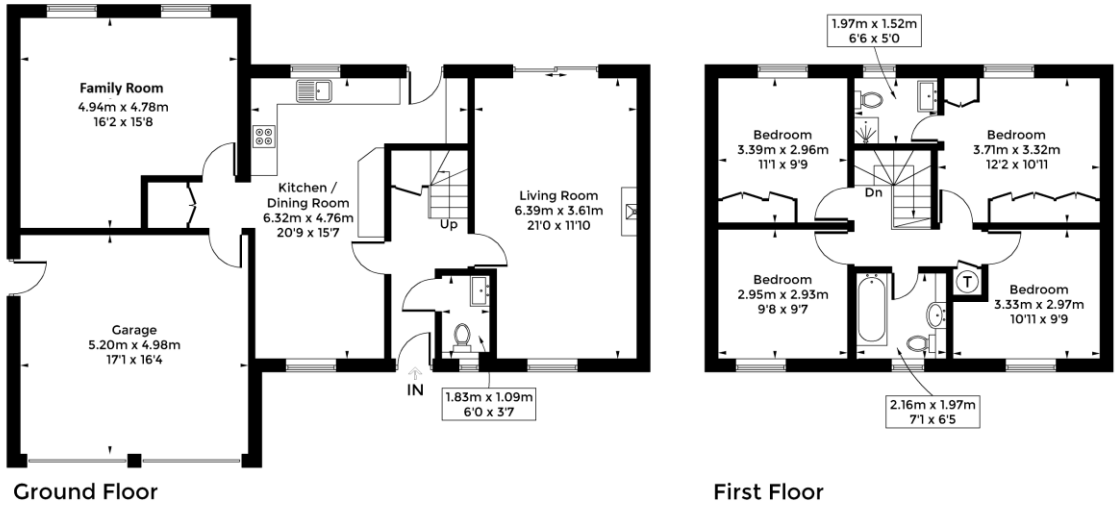
The family bathroom has a window and is fitted with a semi-concealed wash hand basin with a useful run of storage cupboards and drawers beneath, together with WC and bath.

Outside
To the front is a generous double garage and a substantial driveway providing parking for several vehicles. A pathway leads to the front door, and also a side gate providing access to the rear garden. Attractive planted borders flank the entrance, while the front garden is mainly laid to lawn with a decorative circular feature.

The rear garden is a particular feature of the property, being predominantly laid to lawn and complemented by established shrubs and planting. A patio seating area provides an ideal space for outdoor dining and entertaining, while the established planting gives the garden a pleasant degree of privacy.

Directions: From our office turn onto the High Street, continue onto The Street, at the roundabout, take the 1st exit to Benson Lane, follow A4074, turn right onto Church Road, turn right onto Castle Square turn left onto Watlington Road, continue to follow B4009, at the round about, take the 2nd exit onto The Sands, turn left onto Hollandtide Lane, turn right onto Berrick Road, turn right onto Monument Road, turn left onto B480, turn left onto French Laurence Way, turn right onto Liddon Rd.

Approximate Gross Internal Area = 136.9 sq m / 1473 sq ft
Garage = 26.7 sq m / 287 sq ft
Total = 163.6 sq m / 1760 sq ft



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.

The Property Ombudsman

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