



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

Springbank, 40a High Street, Chalgrove, OX44 7SR

An attractive detached four bedroom house in the heart of popular Chalgrove. Set back from the old village road, with driveway parking, lawned garden and a single garage. This is a delightful family home in a lovely location.

CHALGROVE

Chalgrove is a large village in rural Oxfordshire, just 10 miles South-East from the centre of the historic city of Oxford, situated between Stadhampton and Watlington and within easy reach of the M40 with fast connections to London.

Chalgrove has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, a post office, church, grocery store, newsagent, pharmacy, delicatessen, as well as three public houses.

There is also a bus service to Oxford and Watlington and plenty of wonderful countryside walks right on the doorstep. Convenient for the busy family and commuter alike.

SITUATION

Oxford c.10 miles
Thame c.10 miles
Watlington c.4miles
Wheatley c.7 miles
London c.48 miles





SPRINGBANK

40a High Street is the perfect example of a well-designed and solidly built home. Its frontage is pleasing on approach, with nods to more traditional properties in both its shape and the use of local stone facing and red bricks framing the windows. The property sits within its own private gravelled driveway and there is ample space to park several vehicles. Built just over ten years ago, the windows are all double glazed and in good condition.

Under the attractive tiled porch and in through the front door and you'll find the home is very well maintained and cared for, having had just one owner from new. The living room is at the front of the property, a lovely, practical square space with plenty of room for a 3 piece suite. The wooden floor and electric woodburner, make the room cosy and welcoming and in fact, there is underfloor heating throughout the ground floor. Next, there is a 2nd versatile reception room which is currently being used as a home office with two workstations, this would work equally well as a playroom or occasional ground floor guest bedroom.

The open plan kitchen/dining room is perfectly located at the rear of the property in a single storey extension and is an absolutely wonderful space. A beautifully fitted, in-frame shaker style kitchen painted in beautiful colours fills one side of the large space with a dining table in the middle. The current owners have created an additional seating/library area on the other side of the room with triple bi-fold doors opening out onto the garden. An incredibly practical and enjoyable room, the space also offers plenty of built in cupboards and is light, bright and extremely welcoming.

The garden is beautifully maintained with a patio area at the rear and a nice lawned space surrounded by plenty of cottage style planting. The garden also benefits from a large, traditional style, wooden clad garage which would make an excellent workshop and generous tool/potting shed. The external space is extremely pleasant, private and manageable in size, catching the sun throughout the day with its South facing aspect.

Upstairs the house offers four double bedrooms - two of which are particularly generous in size with large built-in wardrobes. One double also offers an ensuite shower room,

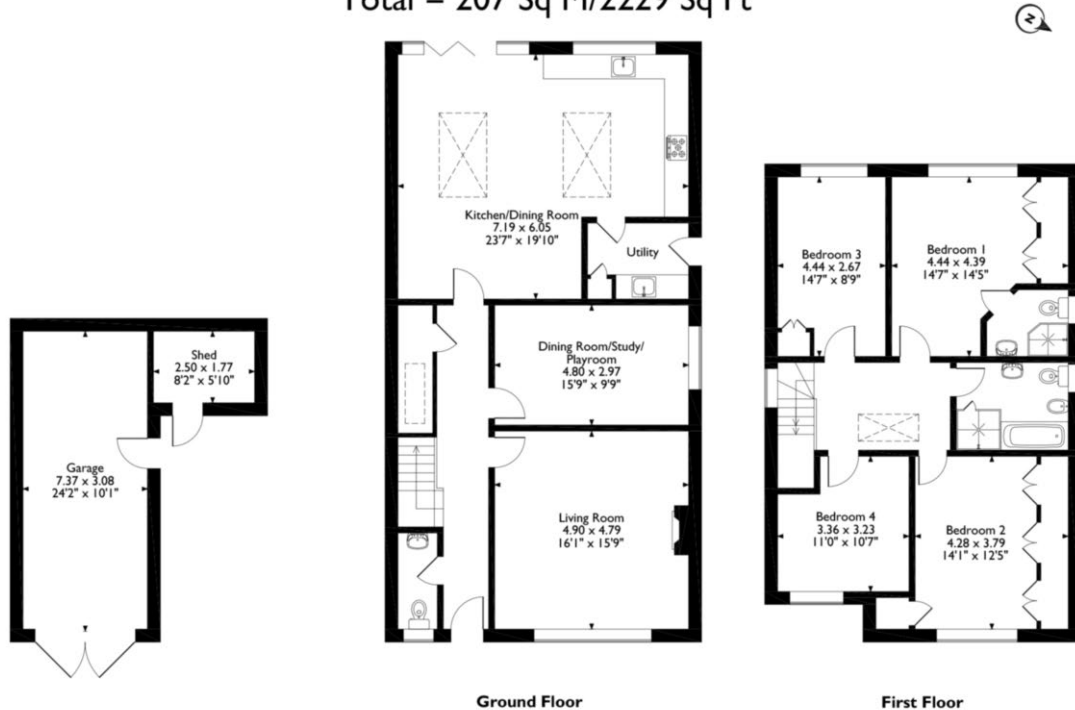


tastefully fitted and (in common with the whole house) well maintained. The family bathroom is a very good size with a separate freestanding shower, bath and bidet.

This property is the perfect home for a busy family - flexible space, attractive garden, off street parking and no need to renovate. Book your viewing today.



40A High Street, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 180 Sq M/1938 Sq Ft
 Garage/Shed = 27 Sq M/291 Sq Ft
 Total = 207 Sq M/2229 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

SERVICES

Mains gas, mains water and mains drainage.

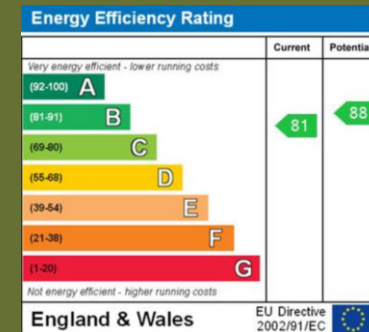
LOCAL AUTHORITY

South Oxfordshire District Council

COUNCIL TAX

Council tax band F

VIEWINGS STRICTLY BY APPOINTMENT WITH MORGAN & ASSOCIATES



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