



Hardings, Oxford, OX44 7TJ

Guide Price £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

This detached property is accessed via the entrance hall leading to the living room spanning the width of the house. It has a bay front window, feature fireplace and doors to the garden making it the heart of the home. You go on through to the kitchen/breakfast room with a door leading to the rear garden, W/C and dining room or second sitting room. Heading to the first floor there are four bedrooms three with built in storage and large family bathroom with separate bath and shower.

Outside to the front of the property there is a generous sized brick paved drive allowing parking for multiple cars. To the rear of the property there is a private and enclosed rear garden which is mainly laid to lawn, however it offers an extended patio area, mature borders and timber work shed.





Key Features

- Four double bedrooms
- Private driveway parking
- Front and rear garden
- Separate living dining room
- Full width living room
- Quiet village location



The Location

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.

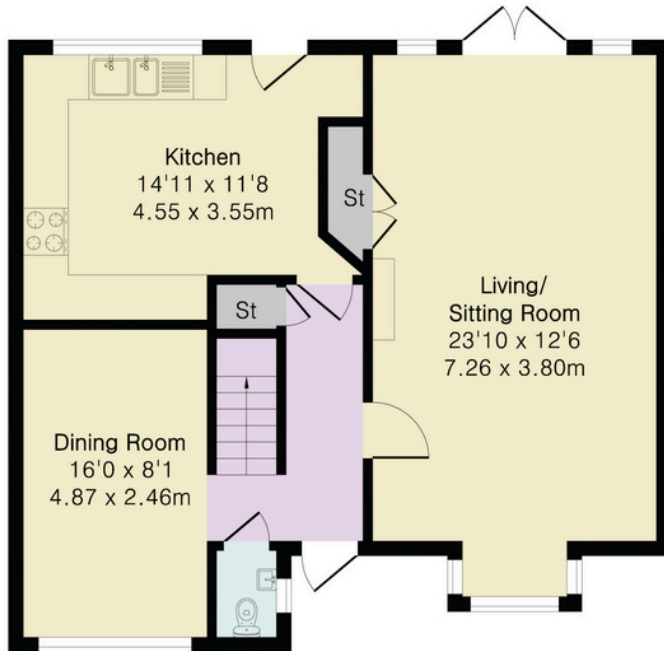
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking as well as additional gated access to the rear for further potential parking. Offcom checker indicates standard to superfast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could be compromised. The government portal generally highlights this as a low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



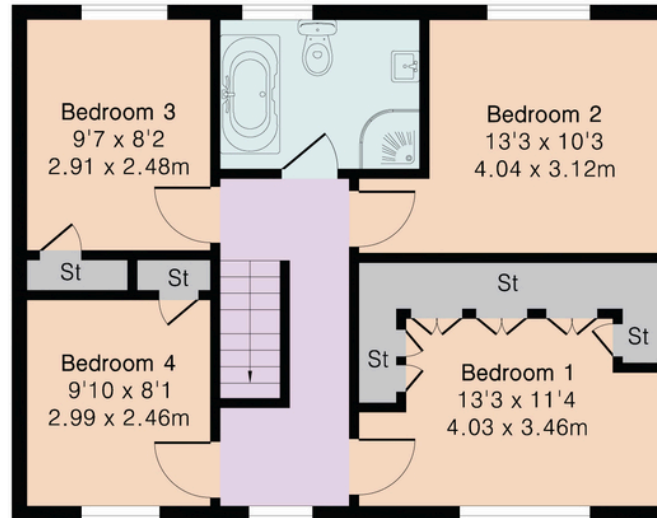
Approximate Gross Internal Area 1248 sq ft - 116 sq m

Ground Floor Area 653 sq ft – 61 sq m

First Floor Area 595 sq ft – 55 sq m



Ground Floor



First Floor

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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

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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.

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