



Fairfax Road, Chalgrove, OX44 7RX

Offers Over £425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented three-bedroom semi-detached home that has been meticulously renovated and thoughtfully reconfigured by the current owners, creating a stylish, practical space ideal for modern family life. The property is also offered to the market with a closed onward chain.

The ground floor offers a superb open-plan living, dining, kitchen and entertaining space, providing an excellent hub for both everyday living and hosting guests. The living area features a multi-fuel burner, creating a warm and inviting focal point, while patio doors provide direct access to the rear garden. Further accommodation on the ground floor includes a separate office space, ideal for home working, along with a useful utility area and additional downstairs facilities. To the first floor are three well-proportioned bedrooms, offering flexibility to suit a variety of needs. One of the bedrooms is currently being utilised as a dressing room, but could easily be returned to its original use as a bedroom. Two of the bedrooms benefit from ensuite facilities and built-in wardrobe space, providing excellent convenience and storage.

To the rear is a private and enclosed garden, predominantly laid to lawn and complemented by a raised patio area. The patio provides plenty of space for a garden shed, outdoor seating and hot tub, making this an ideal area for relaxing and entertaining.





Key Features

- Immaculately presented throughout
- Closed onward chain
- Renovated and reconfigured by the current owners
- Ample driveway parking
- Open plan living
- Desirable village location
- Planning permission granted for further improvements
- Two en suite bathrooms



The Location

The property is offered to the market with the benefit of a closed onward chain, making this an attractive opportunity for buyers seeking a home that is ready to move into and enjoy.

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.

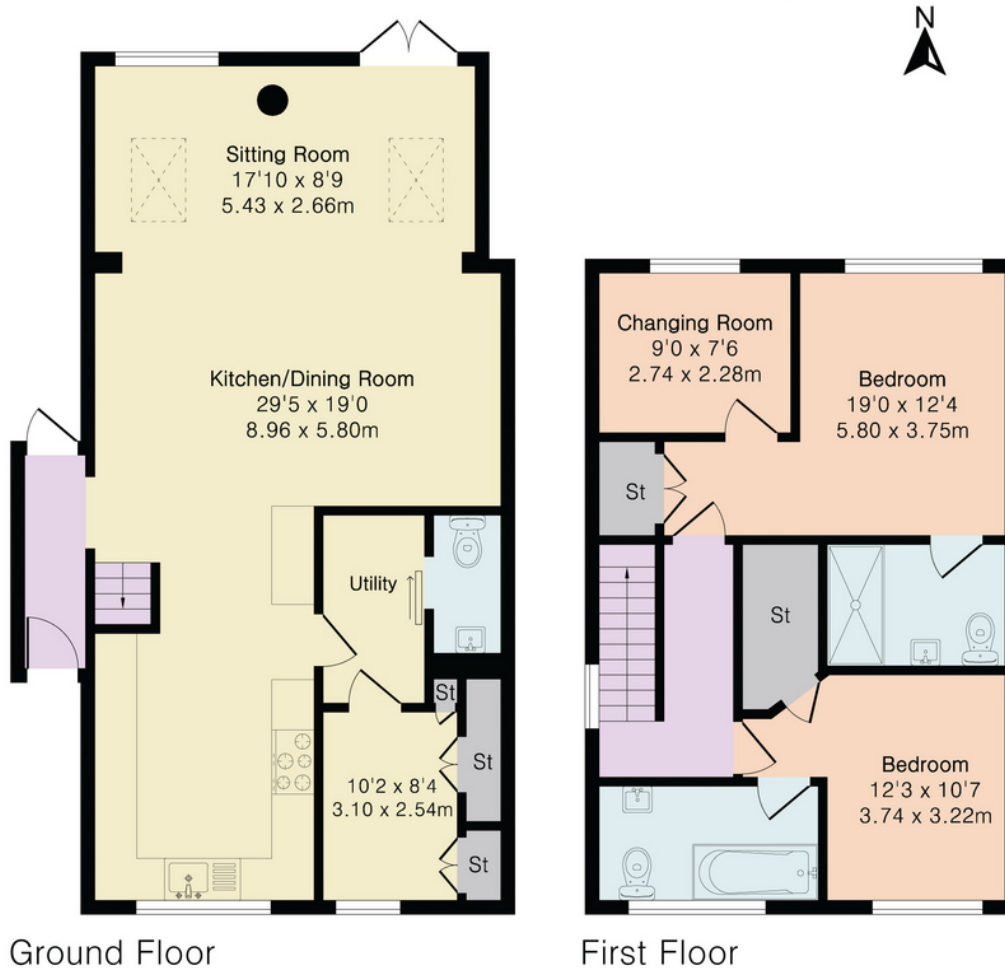
Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates mobile availability with some of the major providers could 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 1324 sq ft - 123 sq m

Ground Floor Area 765 sq ft – 71 sq m

First Floor Area 559 sq ft – 52 sq m



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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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