



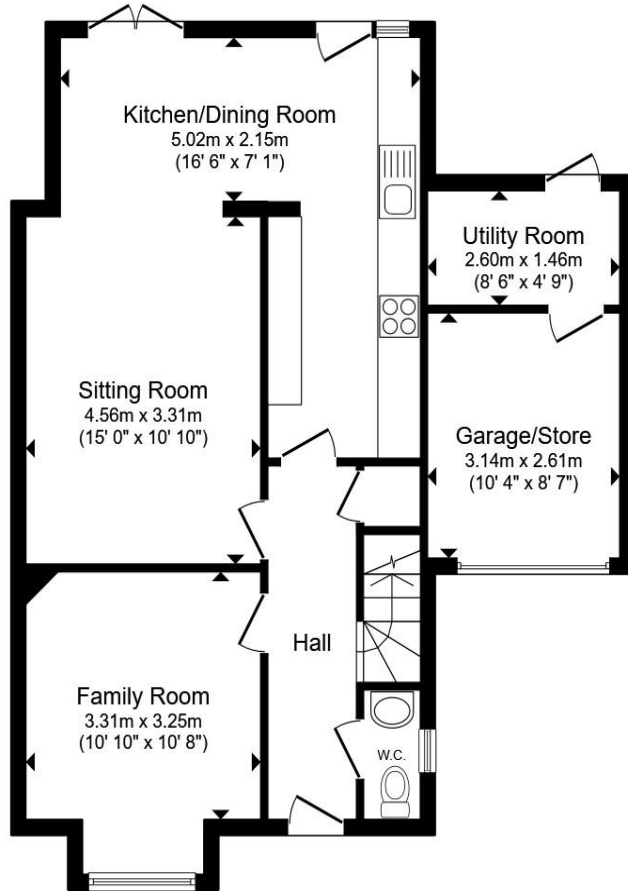
Sixpenny Lane, Chalgrove, Oxford, OX44 7YD

Welcome to

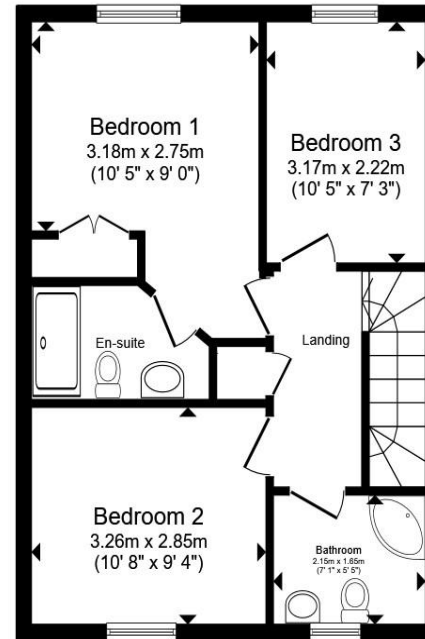
Sixpenny Lane, Chalgrove, Oxford

Upon entering, you are greeted by a bright hallway leading to a stylish L-shaped kitchen/diner, beautifully fitted with premium integrated appliances. This sociable space seamlessly flows into the inviting sitting room-ideal for both family gatherings and entertaining guests. The ground floor also features a delightful bay-fronted family room, perfect as a playroom or snug, along with a convenient cloakroom for guests' use. Upstairs, the main bedroom benefits from a private en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom. The rear garden enjoys a desirable south easterly aspect, with a thoughtfully landscaped blend of lawn and paved patio areas-a wonderful setting for dining al fresco or relaxing in the sun, while maintaining a good level of privacy. To the front, a neat lawn complements the attractive façade, alongside a tarmac driveway providing parking for two to three vehicles and access to the garage.





Ground Floor



First Floor

Total floor area 101.6 m² (1,093 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Welcome to

Sixpenny Lane, Chalgrove, Oxford

- Immaculately Presented Extended Detached Family Home
- Three Reception Rooms
- Eco-Friendly Heating System with Solar Panels
- South Easterly Facing Garden
- Driveway Parking for 2/3 Vehicles

Tenure: Freehold

EPC Rating: D

Council Tax Band: E

£505,000



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/WLF105279



Property Ref:
WLF105279 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


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