



3 Monument Road, Chalgrove, OX44 7RH



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This impressive detached chalet bungalow offers generous and versatile accommodation, beautifully presented throughout and ideally suited to modern family living. Occupying a substantial plot with attractive gardens, ample parking and a wealth of flexible living space, the property combines practicality with contemporary style.

Chalgrove is a well served village offering a range of everyday amenities including a village shop, post office, cafes and public houses, a pharmacy, GP surgery and primary school, with excellent transport links to Oxford, the M40 and surrounding market towns.



Tenure - Freehold

The welcoming entrance hall provides access to a cloakroom, useful understairs storage and staircase leading to the first floor. To the front of the property is a spacious ground floor bedroom featuring fitted wardrobes, and a luxurious ensuite bathroom fitted with a four piece suite, comprising a bath, separate shower cubicle, wash hand basin and wc. The ensuite also benefits from an additional door providing convenient access back into the hallway.

Also located on the ground floor is a well appointed office, complete with fitted cupboards, creating an ideal space for those working from home.

The heart of the home is the superb living accommodation. The generous living and dining room enjoys two windows overlooking the garden together with double doors opening directly onto the patio, creating a seamless connection with the outside.





Double doors lead through to a separate sitting room which also benefits from double doors opening onto the rear garden, providing excellent entertaining space and flexibility for family life.

The stunning kitchen has been thoughtfully designed with an extensive range of contemporary base and wall units. A central breakfast island incorporates the hob with extractor hood above, making it an ideal focal point for both cooking and entertaining. Integrated double ovens, a stainless steel sink with drainer and a large American style fridge/freezer. This impressive room also has a door leading directly to the garden.

Adjoining the kitchen is a highly practical utility room, fitted with additional storage units, housing a fridge, washing machine and tumble drier, water softener, a large sink and open shelving. Beyond lies an excellent pool room, offering fantastic versatility and benefitting from double doors opening onto the rear garden together with a separate entrance door to the front, making it ideal for entertaining, hobbies or potential home business use.

The first floor provides further spacious accommodation. The principal bedroom features fitted wardrobes and leads through to a dedicated dressing room with an extensive range of wardrobes and additional storage. A luxurious ensuite bathroom completes the suite, fitted with a bath, separate shower cubicle, wash hand basin and wc.

There are two further double bedrooms, both benefitting from fitted wardrobes and their own ensuite shower rooms. One bedroom also features an additional wash hand basin, making both rooms ideal for family members or visiting guests.

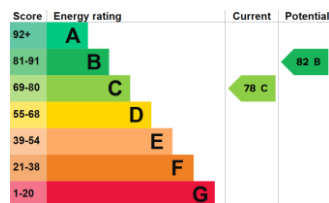
Externally, the property is approached via a large block paved driveway providing parking for numerous vehicles. The front garden is predominantly laid to lawn with mature planting, shrub borders.

The rear garden is mainly laid to lawn and offers a wonderful outdoor space for relaxing and entertaining. A greenhouse and garden shed provide excellent storage, while a gravelled area and block paved seating terraces create ideal spots for dining.

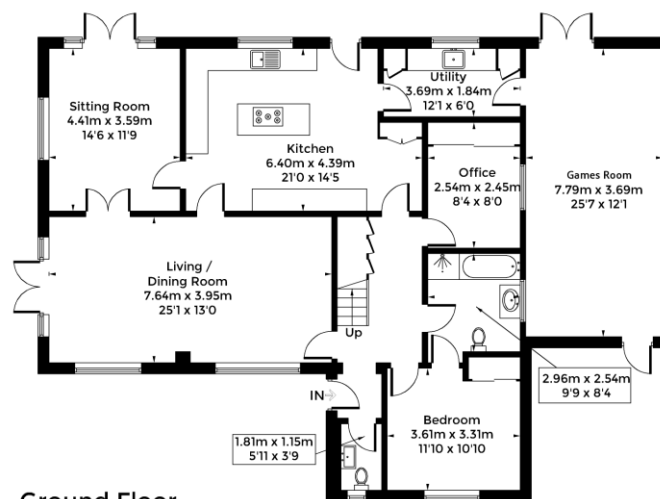


Directions: From our office turn right onto High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, turn left onto A4074, turn right onto Church Road turn right onto Castle Square, turn left onto Watlington Road, continue to follow B4009, at the roundabout, take the 2nd exit onto The Sands, turn left onto Hollandtide Lane, turn right onto Berrick Road, turn right onto Monument Road, turn left onto Fairfax Road and the house will be on the right.

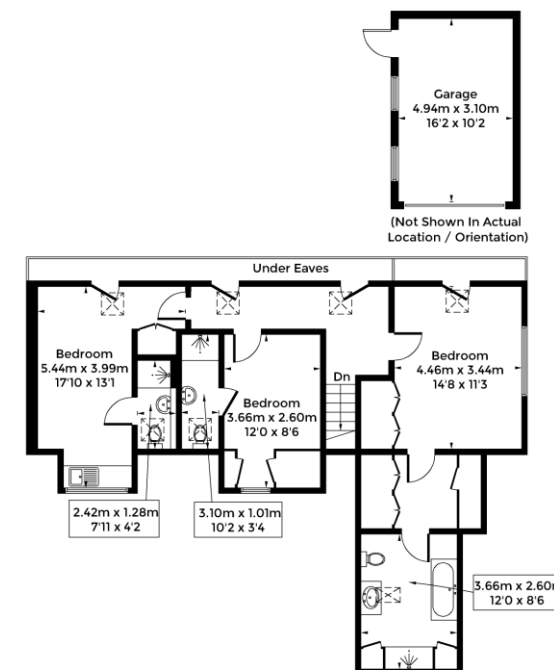
Approximate Gross Internal Area = 235.5 sq m / 2535 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 250.8 sq m / 2700 sq ft
(Excluding Eaves)



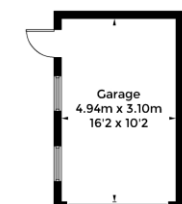
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)