



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Weir Close, Chiselhampton, OX44 7UZ



CHISELHAMPTON

Chiselhampton is a rural South Oxfordshire village conveniently located approximately seven miles south-east of Oxford and six miles from Wallingford, with excellent access to Abingdon and Junction 7 of the M40.

The village is home to the 16th-century Coach and Horses, a traditional country inn offering a bar, restaurant and accommodation, all within walking distance of the property. The neighbouring village of Stadhampton provides an excellent range of everyday amenities, including a primary school and preschool, village church, petrol station with M&S Simply Food, together with the well-known Crazy Bear Hotel and Restaurant and the popular Wild Pig Farm Shop, Café and Grill.

For commuters, there are excellent rail links to London from Haddenham & Thame Parkway and from Didcot Parkway, providing direct services to London Paddington. The area is also well served by leisure facilities, including The Oxfordshire Golf Club, with the nearby city of Oxford offering an excellent selection of shopping, dining and cultural attractions.

Bedrooms 3 | Bathrooms 2 | Receptions 1 | EPC D



1 WEIR CLOSE

Occupying an elevated position and set back from the road in the heart of Chiselhampton, this detached home offers well-proportioned accommodation, generous wraparound gardens and exciting potential to improve and extend, subject to the necessary planning consents.

Approached via a shared driveway, the property benefits from generous off-road parking, together with a single garage and two stores.

The accommodation is arranged over two floors and extends to approx. 1,421 sq ft. A spacious entrance hall leads through to a light and airy sitting room overlooking the garden, where French doors with large windows on either side flood the room with natural light. There is also a separate fitted kitchen with side-door access and a versatile second reception room, which could equally serve as a third bedroom, dining room, playroom or home office. There is also a ground floor guest cloakroom/shower room.

Upstairs are two generous double bedrooms, both benefiting from eaves storage, together with a family bathroom.

Outside, the wraparound gardens are a great size, predominantly laid to lawn and enclosed by mature hedging and fencing, the garden enjoys open views across the fields to the rear. The generous plot also offers excellent potential to extend the property, subject to the necessary planning permissions.

Situated directly opposite the popular Coach & Horses Inn, Chiselhampton is conveniently located for Oxford, Thame, Wallingford and the M40, making it an ideal location for commuters and families alike.

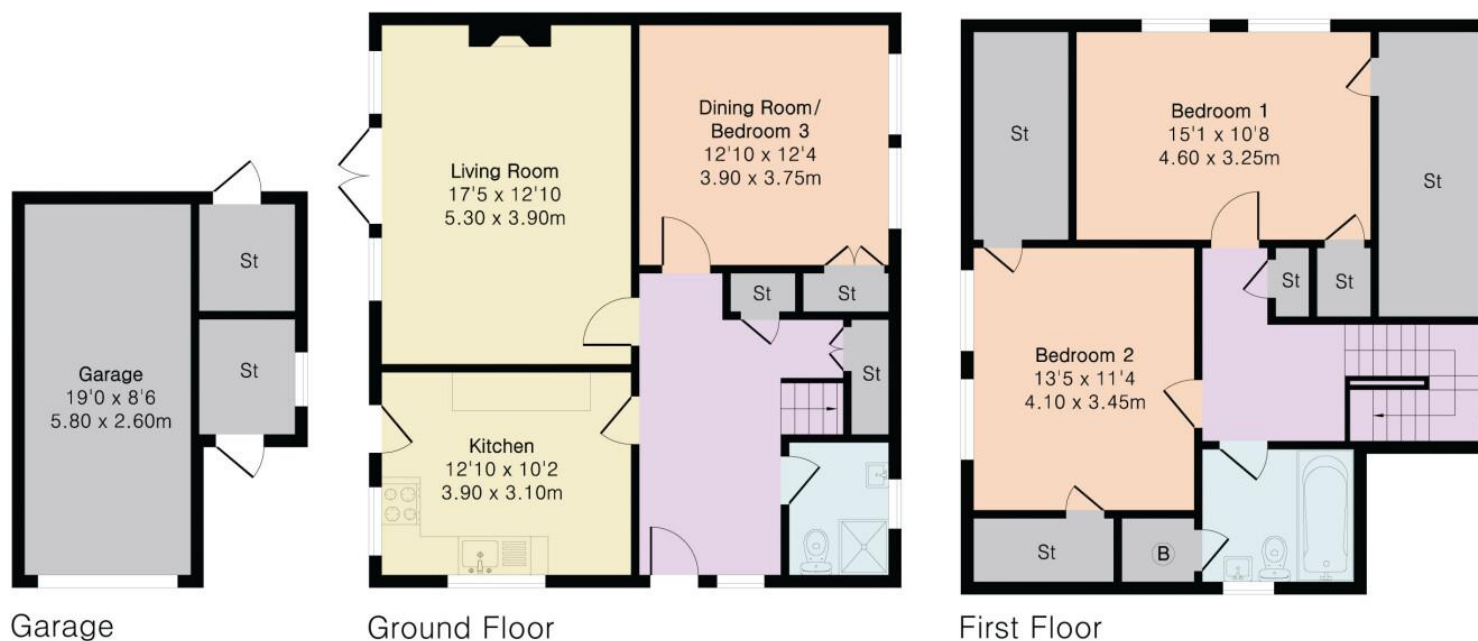


**Approximate Gross Internal Area 1646 sq ft - 153 sq m
(Including Garage)**

Ground Floor Area 734 sq ft – 68 sq m

First Floor Area 687 sq ft – 64 sq m

Garage Area 225 sq ft – 21 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

SERVICES

Oil fired central heating, mains water and mains drainage.

Council Tax Band E

South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

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