

WE VALUE



YOUR HOME



High Street, Chalgrove  
Offers Over £950,000



Tucked away behind a charming dry-stone wall and traditional lantern-topped pillars, this impressive home enjoys a high degree of privacy while still being just moments from the heart of Chalgrove. A generous gravel driveway provides extensive off-street parking and leads directly to a substantial detached double garage, offering excellent secure parking, storage, or workshop potential.

Inside, the property offers a superb balance of character and contemporary comfort, with a flexible layout designed to suit a range of modern lifestyles. The welcoming kitchen/breakfast room is fitted with high-end integrated appliances, a central island bar, and underfloor heating, forming a stylish and practical hub of the home. The generous reception room is filled with natural light and features a log burner, while the cosy lounge includes an inglenook fireplace with log burner and a cleverly concealed bookcase doorway leading to an additional family room. A utility room and cloakroom complete the ground floor.

Upstairs are four well-proportioned double bedrooms, including a principal suite with a walk-in wardrobe and en-suite shower room, along with a second bedroom also benefiting from its own en-suite. A family bathroom serves the remaining bedrooms.

Outside, the sense of privacy is particularly strong. The courtyard offers a secluded setting for entertaining, while the generous paved terrace is framed by gravelled borders, raised planters, and mature shrubs. Beyond this, the main garden is enclosed by established hedging and mature trees, creating a notably private and peaceful setting with minimal overlooking. This area also includes a garden shed and an additional seating space, ideal for quiet enjoyment of the surroundings.

The property combines excellent privacy, a prominent detached double garage, and generous parking with a highly convenient location within walking distance of Chalgrove's shops and amenities, and easy access to Oxford, London, and the M40.





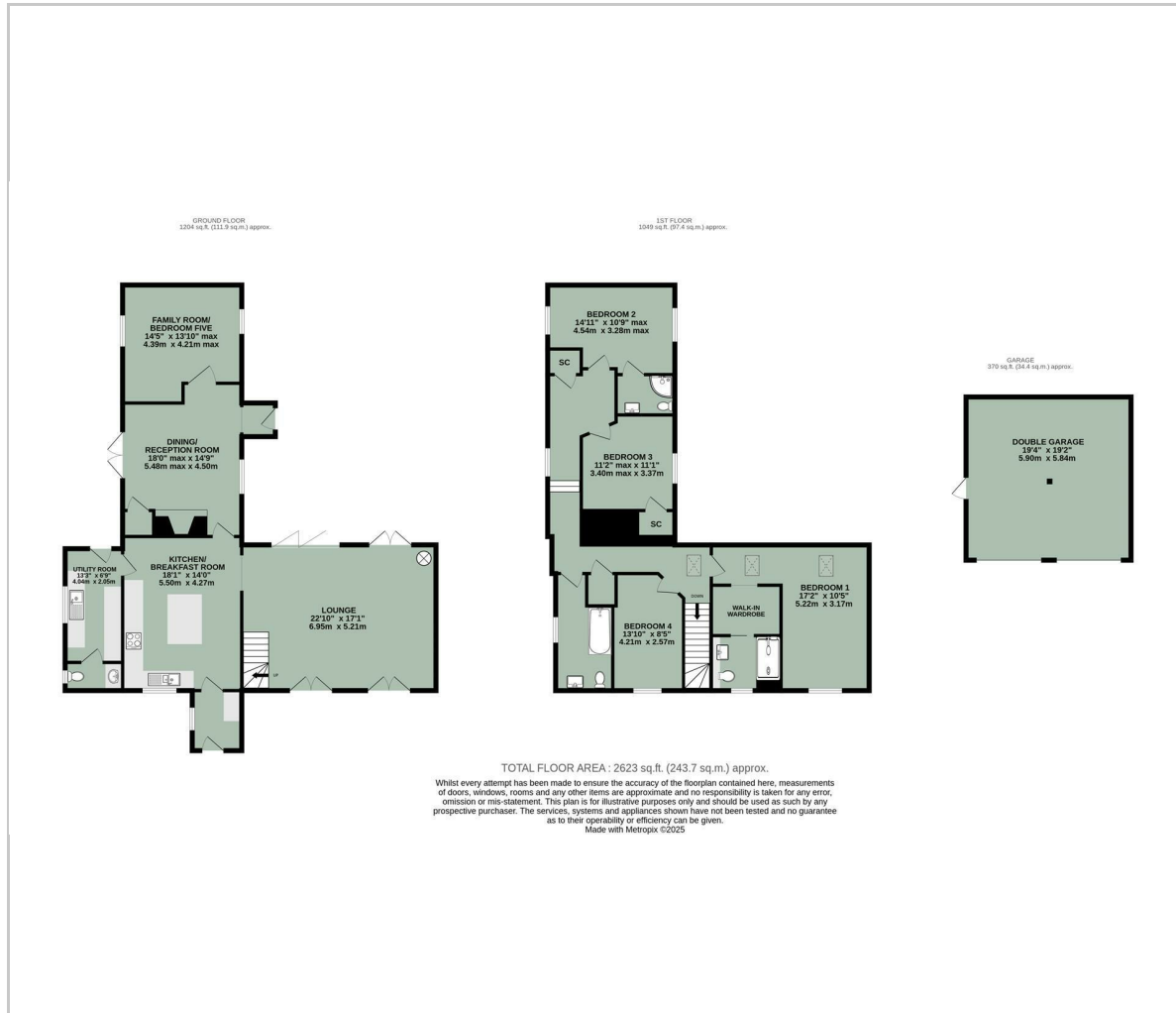
- IMMACULATLY PRESENTED THROUGHOUT
- FOUR SPACIOUS & VERSATILE RECEPTION ROOMS
- STYLISH KITCHEN/BREAKFAST ROOM FITTED WITH INTEGRATED APPLIANCES & UNDERFLOOR HEATING
- SEPARATE GARDEN & COURTYARD PROVIDING DISTINCT OUTDOOR SPACES
- FOUR DOUBLE BEDROOMS, TWO FEATURING EN-SUITE FACILITIES
- DRIVEWAY WITH GENEROUS OFF-STREET PARKING & ACCESS TO DOUBLE GARAGE
- DISCREET BOOKCASE DOORWAY ADDING A UNIQUE FEATURE
- SHORT WALK TO VILLAGE SHOPS, PUBS & AMENITIES
- CONVENIENT ACCESS TO OXFORD & LONDON VIA THE M40



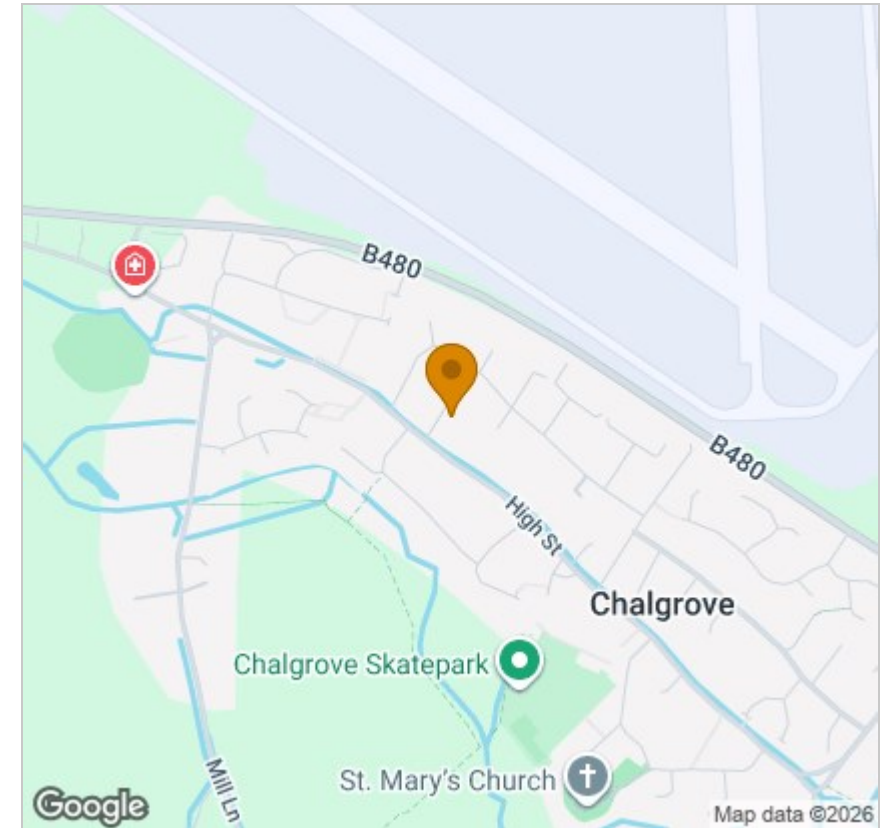
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
92 plus) A			192 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt.1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)