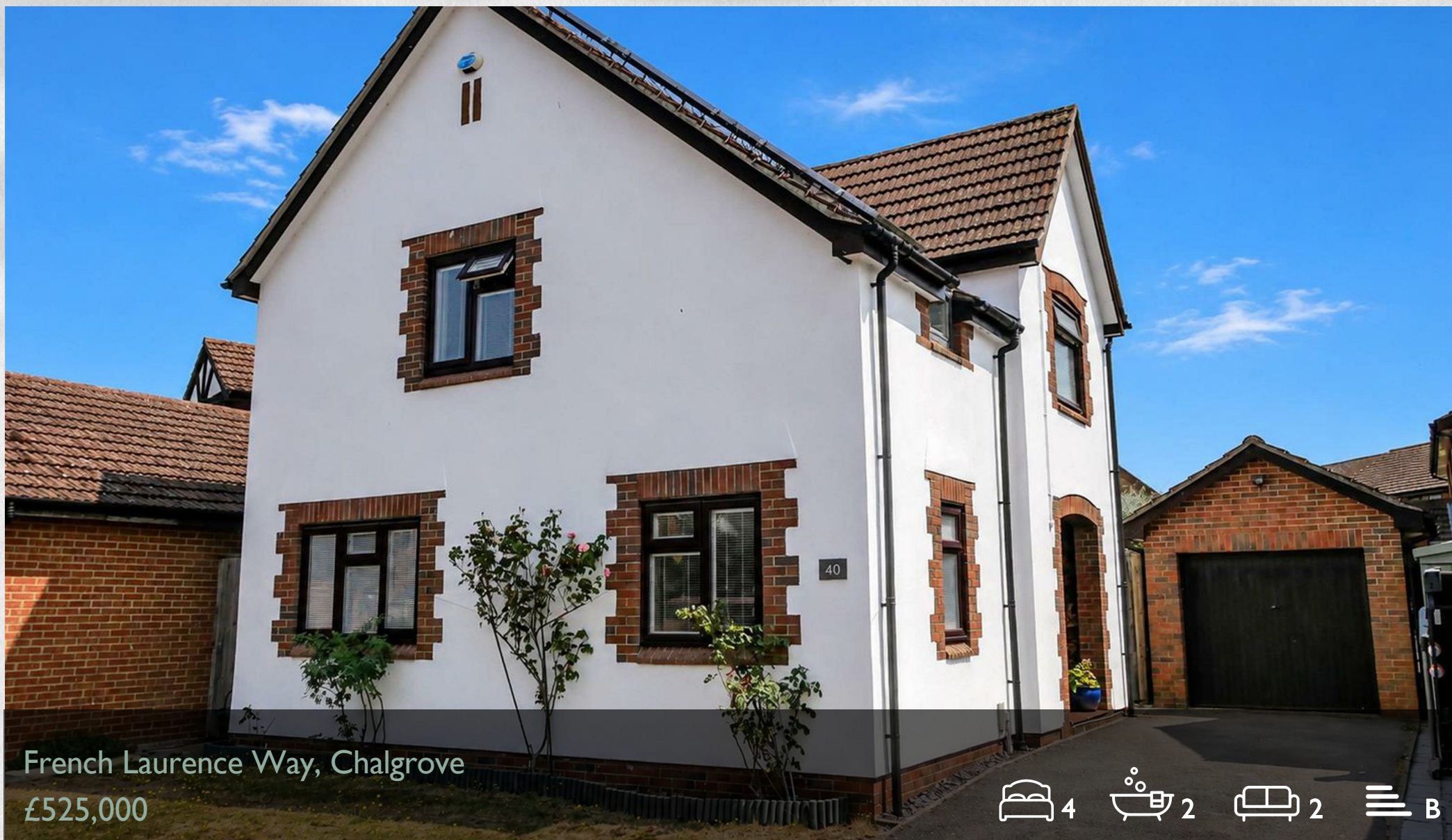


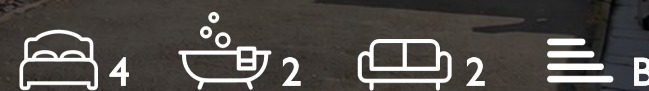
WE VALUE



YOUR HOME



French Laurence Way, Chalgrove
£525,000



Offered with no onward chain and beautifully presented throughout, this four-bedroom detached family home offers generous living accommodation, excellent outdoor space and a desirable village location with convenient access to Oxford and London via the M40. Situated in Chalgrove, the property is within easy reach of local amenities, village pubs, countryside walks and a fantastic park. The property also benefits from twelve solar panels.

The property is approached via a driveway providing off-street parking for two vehicles and access to the garage. The ground floor offers a sizeable living/dining room with dual aspect windows and a log burner, creating a warm and inviting space for both relaxing and entertaining. The modern kitchen/breakfast room features a range of matching wall and base units, breakfast bar and Rangemaster cooker, with a separate utility room and downstairs cloakroom completing the ground floor accommodation.

Upstairs, a spacious galleried landing leads to four well-proportioned bedrooms, three of which are doubles. Bedroom one benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom. Two of the bedrooms also feature mirrored sliding wardrobes, providing excellent storage.

The east-facing rear garden is well-presented and offers a versatile outdoor space, with a studio/office/outbuilding (2.65m x 2.60m) complete with power, lighting and WiFi, ideal for home working, hobbies or additional storage. Fantastic commuting distance to Oxford Hospitals and within car parking permit catchment.

What The Owner Says...

"The large, bright galleried landing gives an open feeling. The log burner provides heating for the home in winter. It is in a quiet location with a short walk to the centre of the village. There are lovely friendly pubs, great walks and a fantastic park for children. It has been a great family home in a wonderful village with great neighbours, and we will be very sad to leave."





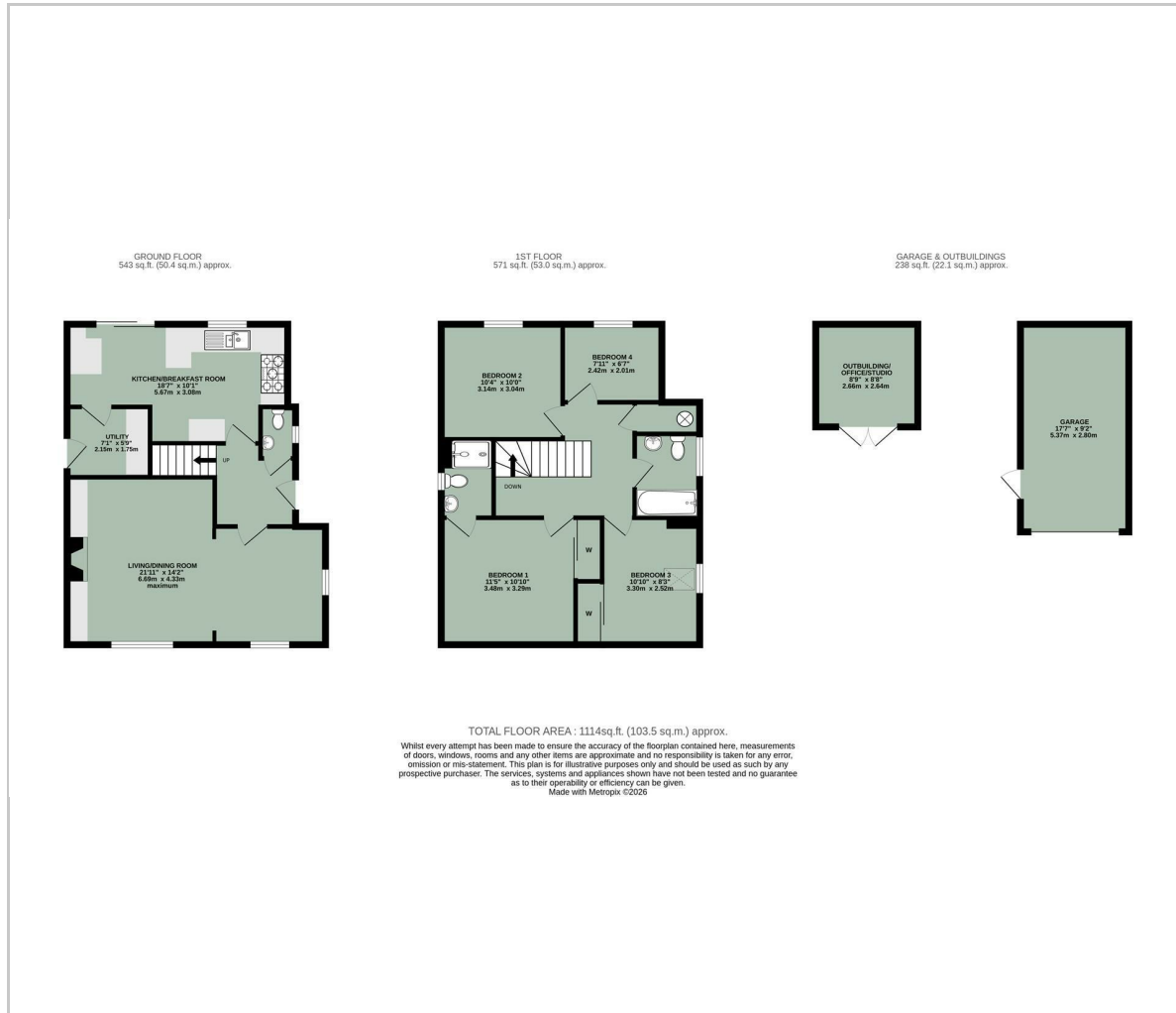
- OFFERED WITH NO ONWARD CHAIN
- FOUR BEDROOM, DETACHED FAMILY HOME
- PRIVATE & ENCLOSED REAR GARDEN WITH VERSATILE STUDIO/OFFICE/OUTBUILDING
- BEAUTIFULLY PRESENTED THROUGHOUT
- EQUIPPED WITH TWELVE SOLAR PANELS
- SIZEABLE LIVING/DINING ROOM WITH LOG BURNER
- MODERN KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- EN-SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- GARAGE & OFF-STREET PARKING FOR TWO VEHICLES
- CONVENIENT ACCESS TO OXFORD & LONDON VIA THE M40



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(93 plus) A			(92 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 ₂ 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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