



High Street, Chalgrove, OX44 7ST
£525,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated in a pleasant position in Chalgrove village is this immaculately presented family home that has been thoughtfully extended and re-configured by the current owners.

Upon entering, the ground floor comprises; entrance porch and hall, living room to the front of the home, centered around a stylish feature gas fire and framed by a classic bay window, as well as a beautifully appointed kitchen diner and entertaining room. This stunning open-plan space boasts sleek quartz work surfaces, high-end appliances, and ample storage, a large skylight floods the room with natural light, while bi-fold doors seamlessly connect the indoors to the landscaped south-facing garden. An added utility room enhances practicality, and a downstairs cloakroom adds further convenience. Upstairs, there are four generously proportioned bedrooms, each tastefully decorated. The principal bedroom benefits from a modern en suite, while the remaining bedrooms share a luxurious family bathroom, complete with underfloor heating.

To the rear of the property, the south-facing garden has been meticulously landscaped, offering a perfect blend of lawn, patio, pond and planting whilst remaining very private. To the front there is driveway parking for multiple vehicles as well as an integral garage with power and lighting. To fully appreciate the location and presentation, viewings are highly recommended.





Key Features

- Extended family home
- Immaculately presented throughout
- Four well proportioned bedrooms
- Landscaped rear garden
- Integral garage and driveway parking
- Open plan kitchen/diner entertaining room
- En suite from the principal bedroom with underfloor heating



The Location

Chalgrove is a popular Oxfordshire Village located only 12 miles South East of Oxford which gives great access by Train into London and The North. The village is also located very handily for Junction 8a of the M40 again giving access both North and South. The village has local amenities including a village store, pubs and also the village primary school.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this address. Offcom checker indicates coverage on all major mobile phone providers is available at this address. Given the property was built pre-1999 there may be low levels of asbestos which is considered safe if left undisturbed.

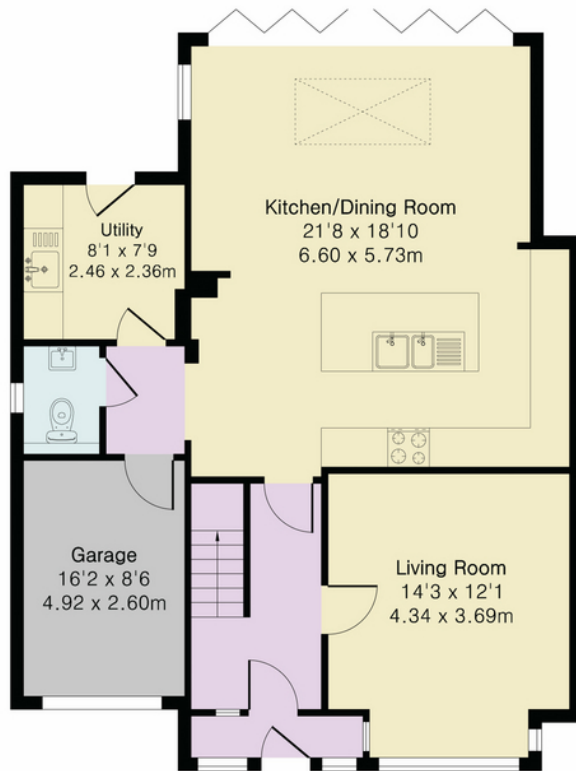
The government portal generally highlights this as an unlikely/very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent.



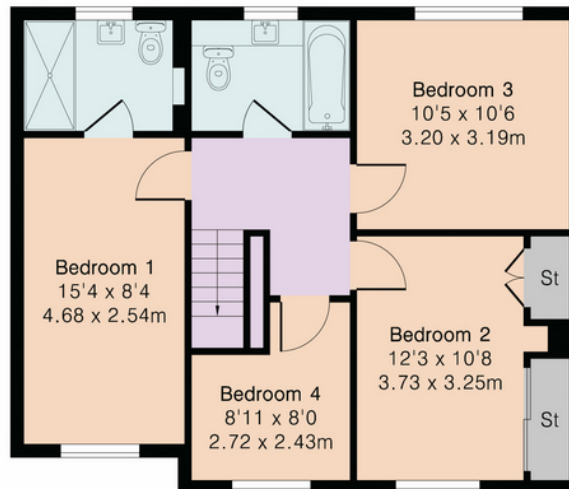
Approximate Gross Internal Area 1482 sq ft - 137 sq m (Including Garage)

Ground Floor Area 866 sq ft – 80 sq m

First Floor Area 616 sq ft – 57 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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