



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

3 Bakery Close, Chalgrove, OX44 7QW



CHALGROVE

Chalgrove is a large and thriving village in rural Oxfordshire, situated approximately 10 miles south-east of central Oxford, between Stadhampton and Watlington. The village is well placed for access to the M40, providing convenient connections to London and the wider motorway network.

3 Bakery Close is discreetly tucked away within a private close in this popular village. Chalgrove has a strong local community and an excellent range of everyday amenities, including a primary school, GP surgery, church, village shop, newsagent, pharmacy and delicatessen, together with three public houses.

There are regular bus services to Oxford and Watlington, while the surrounding countryside provides an abundance of footpaths and wonderful walks directly from the village.

Bedrooms 3 | Bathrooms 2 | Reception 2 | EPC C



3 BAKERY CLOSE

3 Bakery Close is a wonderful village home, discreetly tucked away down a quiet close in the highly popular village of Chalgrove. Built in 2005 by Rectory Homes, the property has an attractive red-brick exterior and benefits from a single garage and private off-road parking.

Inside, the house has a welcoming feel and is very well presented throughout. The entrance hall leads through to a well-proportioned open-plan kitchen/dining room, featuring a modern fitted kitchen with integrated appliances and generous storage. A separate utility room provides additional practical space.

Adjoining the kitchen is a generous, light-filled sitting room with wood flooring and an electric fireplace, while French doors open into the fabulous conservatory, creating a wonderful additional living space overlooking the rear garden.

Across the hallway is an incredibly generous dual-aspect principal bedroom with built-in wardrobes and an en-suite shower room. Quiet, calm and thoughtfully designed, this lovely room feels like a real sanctuary. A separate guest cloakroom completes the ground-floor accommodation. Upstairs are two further bedrooms and a family bathroom.

Outside, the pretty front garden is a good size and predominantly laid to lawn. To the rear, there is a paved terrace, providing the perfect spot for al fresco dining.

Offered to the market with no onward chain, 3 Bakery Close is ready to move into and enjoy as the comfortable and welcoming village home that it is.

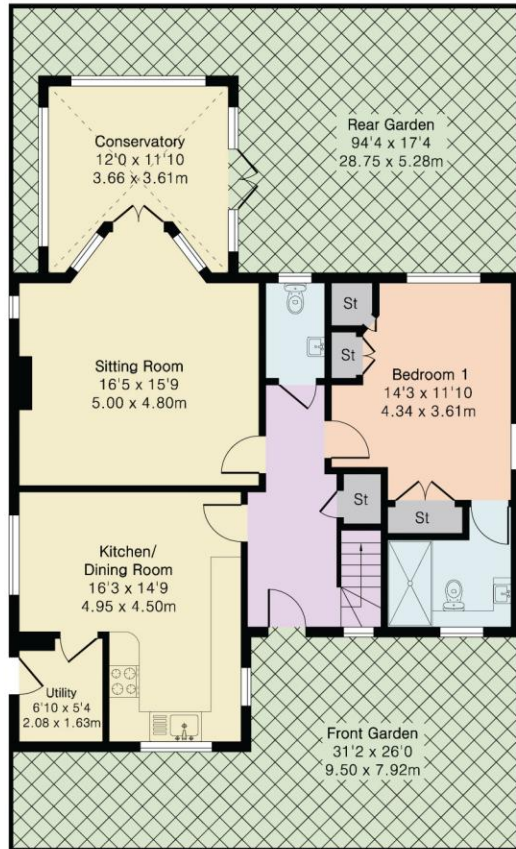


**Approximate Gross Internal Area 1349 sq ft - 125 sq m
(Excluding Garage)**

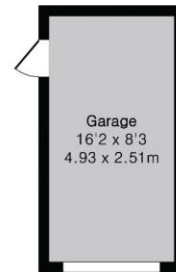
Ground Floor Area 991 sq ft – 92 sq m

First Floor Area 358 sq ft – 33 sq m

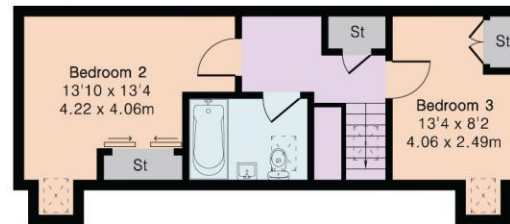
Garage Area 135 sq ft – 13 sq m



Ground Floor



Garage



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

SERVICES

Mains gas, mains water and mains drainage

Council Tax Band D

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.

Morgan & Associates

The Old Garage, The Green, Great Milton, OX44 7NP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



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