

PROPERTY AGENTS

JPKnight



45 Brookside Estate, Chalgrove, OX44 7SH



45 Brookside Estate, Chalgrove

This well-proportioned 3-bedroom semi-detached house in a quiet location offers versatile accommodation, useful storage and a particularly attractive rear garden. The property benefits from a garage and driveway, while the established garden provides a lovely outdoor space with mature planting and a great degree of privacy.

Chalgrove is a popular village offering a pleasant balance of village life, countryside and excellent access to larger towns and cities with Oxford only being 10 miles away. The village has a good range of everyday amenities including restaurants and cafés, together with a primary school and community facilities.



Tenure - Freehold

The front door opens into the entrance hall, with a door leading through to a useful utility / office. This room is fitted with a range of base units, and a window overlooking the front.

The inner hall provides access to the principal rooms and incorporates a fitted storage cupboard housing the washing machine and tumble drier, with a further door leading to the side of the property. There is also a cloakroom, fitted with a two-piece suite comprising WC and wash hand basin, together with a side window.

The living room is a comfortable and welcoming room with a window to the front and attractive double doors opening directly onto the rear garden. A feature fireplace creates an appealing focal point, with wooden surround, tiled hearth and a log-burning stove, making this an ideal room for relaxing.





To the rear is the kitchen, fitted with a range of wall and base units, appliance spaces and a freestanding double cooker with extractor hood over, stainless-steel one-and-a-half bowl sink and drainer.

Stairs rise to the first floor, where there are three bedrooms. Two bedrooms are positioned to the rear, with one benefitting from fitted sliding mirrored wardrobe doors and the other having useful wardrobe cupboard storage. The third bedroom is positioned to the front and also benefits from storage, making it equally suitable as a bedroom, home office or study.

The family bathroom is fitted with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Outside

To the front, the property is approached over an area laid to concrete and gravel housing 4 cars, with a brick-block pathway and steps leading to the front entrance. There is a useful log store, together with a driveway providing access to the garage. A side gate gives access through to the rear garden.

The large rear garden is a lovely feature of the property. There is a patio seating area adjoining the house, with a pathway leading along the garden to a large shed. The remainder is predominantly laid to lawn and is enclosed by mature hedging, established trees and attractive flower borders. The mature planting gives the garden a well-established and private feel, providing plenty of space for outdoor entertaining, children to play and keen gardeners to enjoy.



Brookside Estate, Chalgrove, Oxford, OX44

Approximate Gross Internal Area
 Main House = 89.8 sq m / 968 sq ft
 Garage = 14.8 sq m / 160 sq ft
 Outbuilding = 4.4 sq m / 48 sq ft
 Total = 109.0 sq m / 1176 sq ft

Directions: From our office turn right onto the High Street, continue onto The Street, at the roundabout, take the 1st exit onto Benson Lane, turn left onto Benson Lane/A4074, continue to follow A4074, turn right onto Church Road, turn right onto Castle Square, turn left onto Watlington Road, continue to follow B4009, at the roundabout, take the 2nd exit onto The Sands, turn left onto Hollandtide Lane, turn right onto Berrick Road, turn left onto Mill Lane, continue straight onto Marley Lane, turn right onto Brookside Estate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		80 C
39-54	E	60 D	
21-38	F		
1-20	G		

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

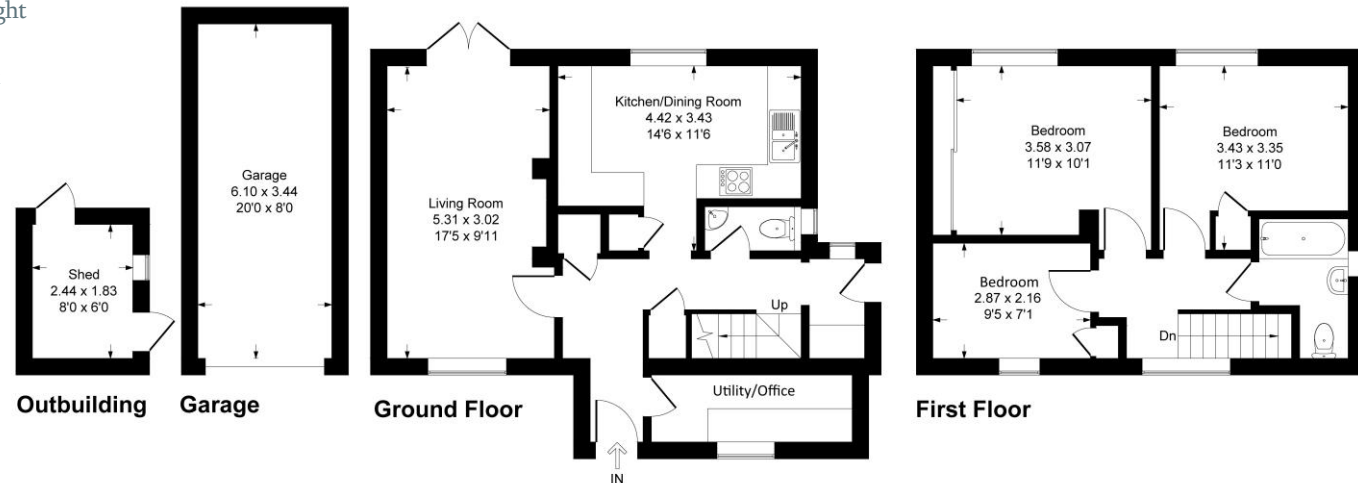


Illustration for identification purpose only, measurements approximate, and not to scale.

