



20 Chambrai Close, Appleford OX14 4NT



20 Chambrai Close

Large 1464 sq ft / 136 sq m five bedroom detached family home, well situated on a peaceful cul-de-sac in this small and friendly village, featuring an impressive open-plan living/dining room and a delightful family room/sun room providing attractive views over the large west-facing rear gardens.

Chambrai Close consists only of detached houses with generous gardens, providing a very pleasant location combined with easy pedestrian access to local facilities, including the nearby railway station, village hall, church, and numerous beautiful country walks through fields and along the River Thames. Families can also benefit from being in the catchment area of the Europa School at Culham (primary and secondary) and primary schools in Long Wittenham and Sutton Courtenay. The village of Sutton Courtenay also boasts an excellent range of overall amenities and is well placed for Abingdon.

Bedrooms: 5

Bathrooms: 1

Reception Rooms: 2

Council Tax Band: E

Tenure: Freehold

EPC: D





Key Features

- Inviting entrance hall leading to cloakroom and kitchen
- Very spacious open plan living/dining room featuring wood parquet flooring and an open fireplace
- Delightful double glazed sunroom/family room with hard tiled floor, double doors and triple aspect windows, offering attractive panoramic views over the large rear gardens
- Five first floor bedrooms (including four double bedrooms) complemented by family bathroom with white suite
- Front gardens providing block paved hard standing parking facilities for several vehicles leading to the larger than average integral garage (ideal for conversion) complemented by mature magnolia tree
- Very generous plot, extending to 0.17 acre
- To the rear is a further enclosed garden incorporating well-stocked flower and shrub borders, and productive cultivation areas
- These gardens are enclosed by trees, shrubbery and fencing, affording a high degree of privacy
- There is also excellent potential to extend the existing accommodation further









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Chambrai Close, OX14

Approximate Gross Internal Area = 136.0 sq m / 1464 sq ft

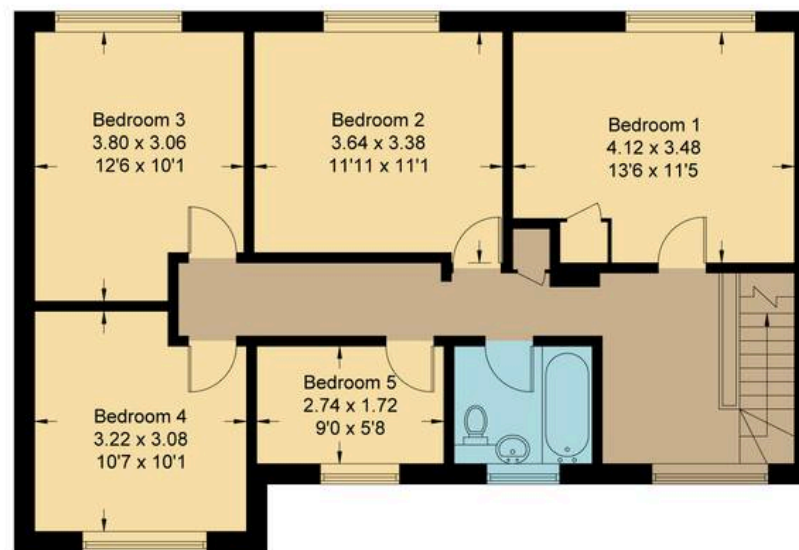
Garage = 22.70 sq m / 244 sq ft

Total = 158.60 sq m / 1708 sq ft

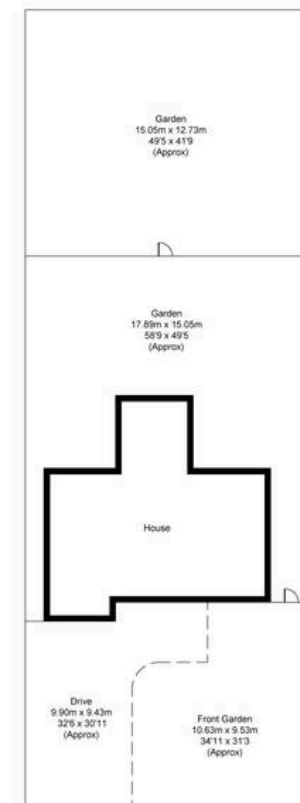
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Ground Floor



First Floor



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