



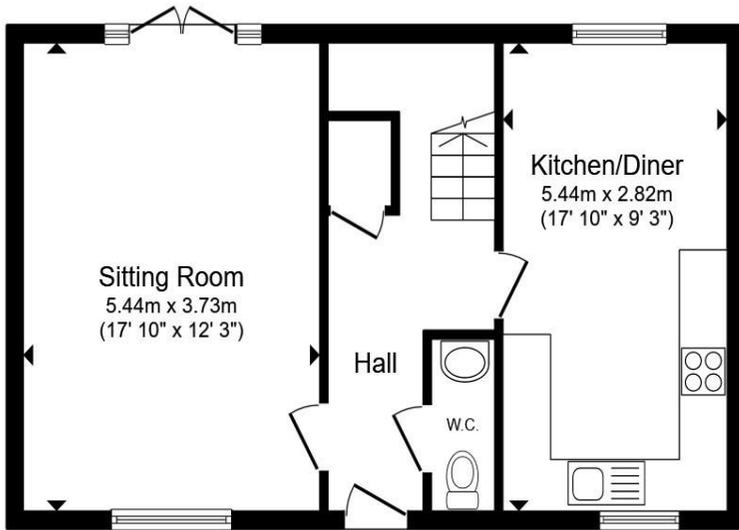
**Sandy Lane, Chalgrove, Oxford OX44 7BW**

## Welcome to

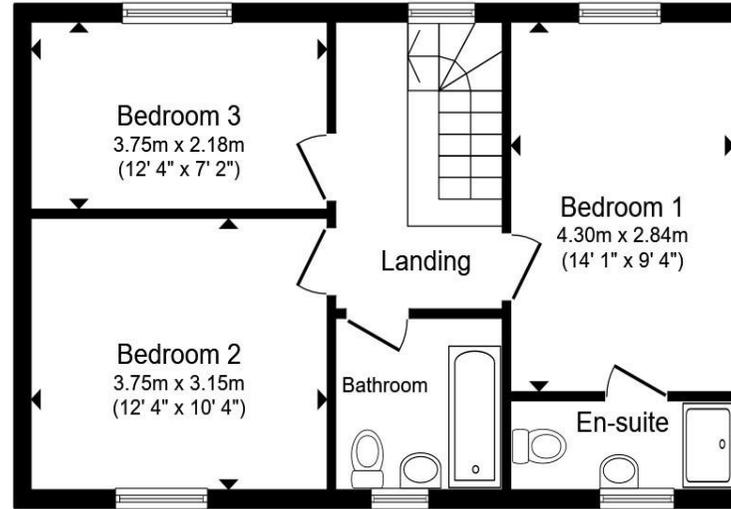
### Sandy Lane, Chalgrove, Oxford

The property has an upgraded specification internally and offers light and airy feel throughout, comprising; large entrance hall with cloakroom and understairs storage cupboard, dual aspect sitting room, fitted kitchen dining room with integrated appliances including, fridge/freezer and washing machine. Galleried landing giving access to the master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Outside to the front is a laid to lawn garden with two parking spaces and a larger than average enclosed rear garden being westerly facing.





**Ground Floor**



**First Floor**

**Entrance Hall**

**Downstairs W.C**

**Sitting Room**

17' 10" x 12' 3" ( 5.44m x 3.73m )

**Kitchen/Diner**

17' 10" x 9' 3" ( 5.44m x 2.82m )

**Landing**

**Bedroom 1**

14' 1" x 9' 4" ( 4.29m x 2.84m )

**En-Suite**

**Bedroom 2**

12' 4" x 10' 4" ( 3.76m x 3.15m )

**Bedroom 3**

12' 4" x 7' 2" ( 3.76m x 2.18m )

**Bathroom**

Total floor area 112.2 m<sup>2</sup> (1,208 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

## Welcome to

### Sandy Lane, Chalgrove, Oxford

- Village Location
- Dual Aspect Sitting Room
- Luxury Fitted Kitchen/Dining Room
- Three Double Bedrooms
- Two Parking Spaces

Tenure: Freehold EPC Rating: B  
Council Tax Band: D

# £460,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WLF105158 - 0005

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