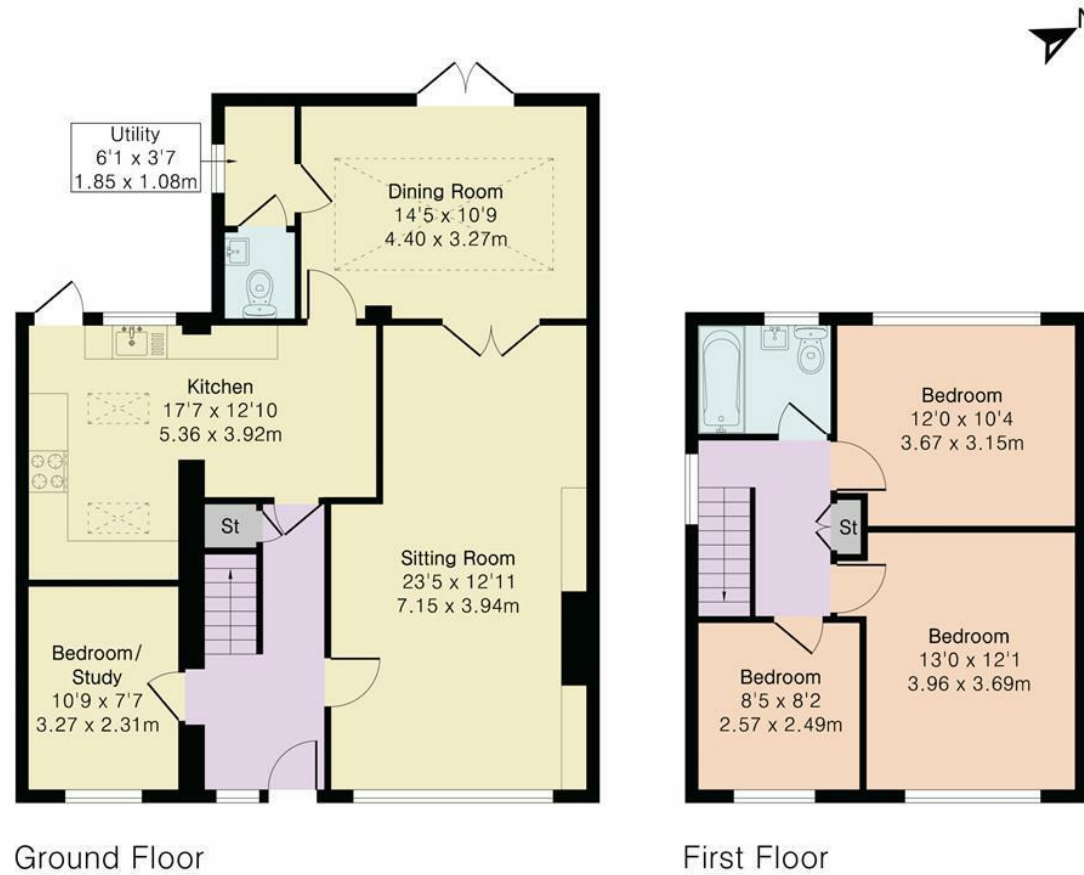


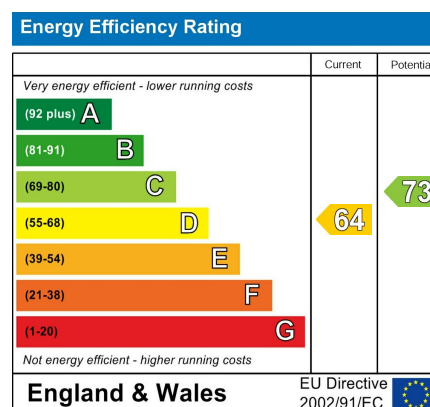
Approximate Gross Internal Area 1311 sq ft - 122 sq m

Ground Floor Area 864 sq ft – 80 sq m

First Floor Area 447 sq ft – 42 sq m



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.



Guide Price
£450,000

17, Chapel Lane
Chalgrove

A very well-presented, 3/4-bedroom modern family home occupying a popular cul-de-sac position in the centre of the village offering a light, bright, and attractive interior and off-road parking.

- Semi-detached family home
- Cul-de-sac setting
- Off-road parking for 4 cars
- Modern dining room with lantern roof
- Contemporary styling
- 3/4 bedrooms
- Study/bedroom 4
- Family bathroom
- Utility room & WC

An attractive 3/4 bedroom semi-detached house offering light and bright flexible accommodation

- Wallingford 9.5 miles
- Watlington 3.7 miles
- Oxford 5.9 miles
- M40 9J6) 3.5 miles
- Heathrow 35 miles
- London 48 miles



17, Chapel Lane

This very well-presented, 3/4-bedroom modern family home is situated in a popular cul-de-sac position in the heart of the thriving village of Chalgrove. The property has undergone improvement works over the years, resulting in a contemporary living space offering a light, bright, and attractive interior.

The spacious and double aspect reception room features a gas fire as its centrepiece, and a floor-to-ceiling bookcase is a wonderful addition next to glass panel doors leading through to the dining room. A particular highlight in the dining room is the large lantern roof, creating a warm and light-filled space ideal for relaxing and entertaining. French doors lead out to the garden.

The modern and well-equipped kitchen offers ample storage and a layout designed for both practicality and style, with skylights adding to the aesthetic appeal. A door leads out to the timber deck, a lovely space for a table and chairs to enjoy eating outside. The ground floor also features a versatile fourth bedroom/study, a utility room, and a WC for added convenience.

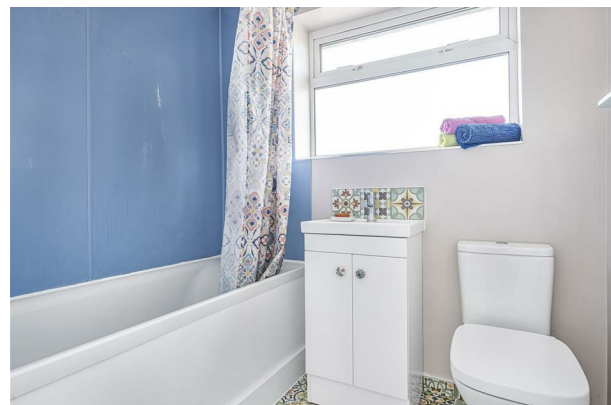
On the first floor, there are three bedrooms, 2 of which are double, and a family bathroom.

Outside

The rear garden has an attractive pergola with climbing roses and the planted borders have a variety of plants and shrubs giving the outside space a real Mediterranean feel. A timber deck outside the kitchen offers a perfect spot for al fresco dining. Additionally, the paved driveway offers convenient parking for up to four cars and there is a side gate giving access to the garden.

Chalgrove

Chalgrove is set amidst flat farmland situated c. 10 miles south east of Oxford, c. 4 miles west of Watlington, and only c. 5 miles from J6 of the M40. This is a popular village with a strong village community and has two Village Halls and three Public Houses. There are six shops, including two mini-markets, a Florist, Pharmacy, Post Office, and a Newsagent. Other services include a Doctors Surgery. The village has a Primary School in addition to several day nurseries. There is also a secondary school in nearby Watlington. Thames Travel provides an hourly bus service from Watlington to Oxford (Number T1). There is also a fast train service from Thame/Haddenham (12 miles) to London Marylebone (45 mins) and from Didcot (15 miles) to Paddington (45 mins). There are comprehensive shopping facilities and a weekly market in the traditional market towns of Thame and Wallingford. The city of Oxford has extensive shops, theatres, museums and many recreational facilities.



Services

Mains Services: Gas / Electricity / Water / Drainage
Heating: Gas fired central heating
Local Authority: South Oxfordshire District Council
Council Tax Band: E
EPC Rating: D

Directions

Postcode: OX44 7RF What3Words: ///bowhead.immediate.bespoke

Viewings

Viewing by prior appointment with Robinson Sherston office.

Tel: 01491 614000

Email:

watlington@robinsonsherston.co.uk

Sales Disclaimer

IMPORTANT NOTICE: Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or that any services, appliances, equipment, or facilities are in good working order. Measurements and distances referred to are given as a guide only whilst descriptions of the property are subjective and are used in good faith as an opinion and not as a statement of fact. Purchasers must satisfy themselves by inspection or otherwise on such matters prior to purchase.