



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

60 Brinkinfield Road, Chalgrove, OX44 7QX



CHALGROVE

Chalgrove is a large village in rural Oxfordshire, just 10 miles South-East from the centre of the historic city of Oxford, situated between Stadhampton and Watlington and within easy reach of the M40 with fast connections to London.

Chalgrove has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, a post office, church, grocery store, newsagent, pharmacy, delicatessen, as well as three public houses.

There is also a bus service to Oxford and Watlington and plenty of wonderful countryside walks right on the doorstep.

Bedrooms 4 | Bathrooms 1 | Receptions 2 | EPC D



60 BRINKIFIELD ROAD

A much loved and immaculately presented four bedroom detached home, conveniently located within walking distance of the village's many amenities.

Across the generous gravelled driveway providing off street parking for several cars, you'll find the house nicely set back from the road. Through the front door and the ground floor accommodation includes an entrance hall with guest cloakroom. The shaker style kitchen sits to the left of the property overlooking the front of the house and includes a breakfast bar and side door access. The kitchen is well designed and offers plenty of storage. Across the hallway, is the separate dining room, perfect for entertaining or it could equally be used as a playroom or home office.

Running across the rear of the property is a well proportioned light and airy sitting room with open fireplace and French doors that lead out to the delightful garden.

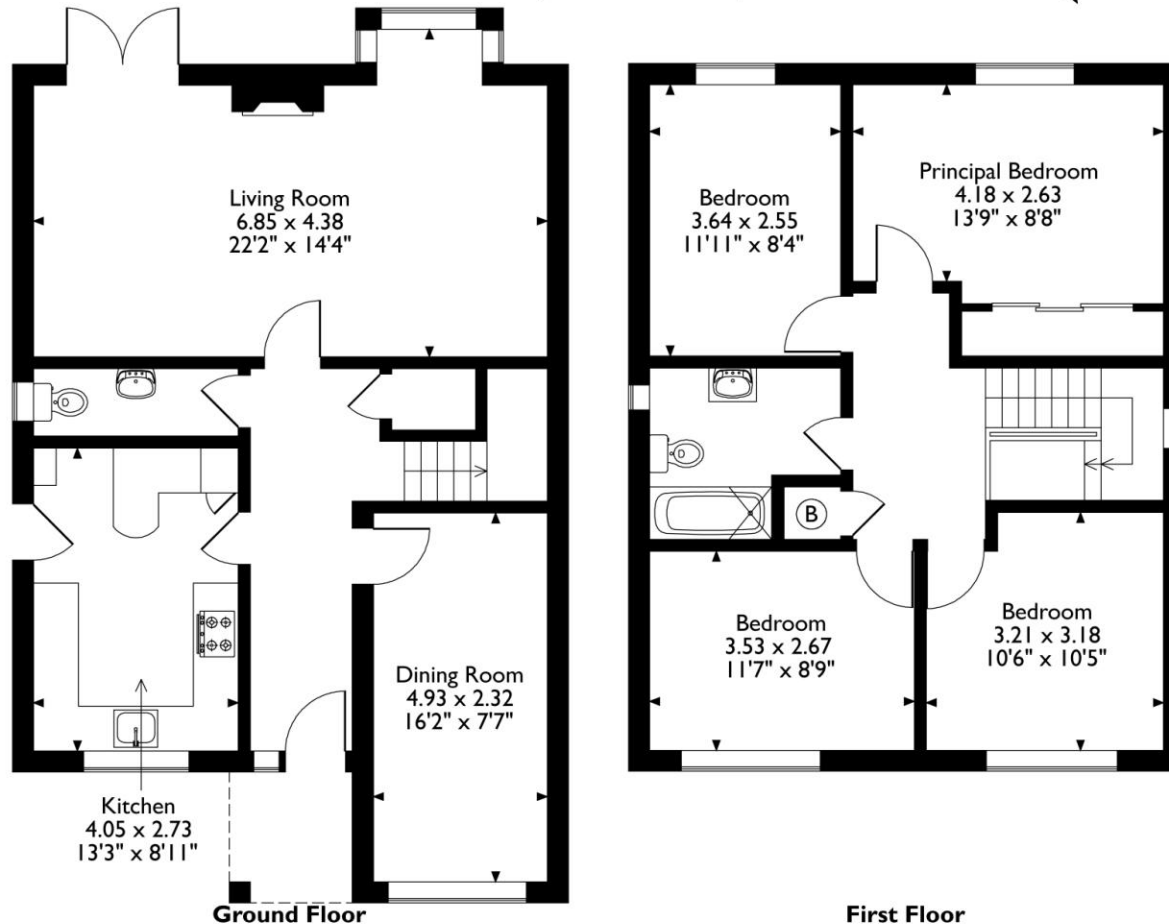
Upstairs, the home offers four generously sized double bedrooms, along with a well-appointed family bathroom with bath and shower overhead. As throughout the rest of the property, the bedrooms and the bathroom are immaculately presented throughout.

Outside and of particular note is the sizable mature South West facing garden, which is an absolute delight. It is a space that demands to be enjoyed, with central lawn, attractive planting as well as a terrace perfect for al fresco dining.

This is a wonderful village home suitable for both upsizers and downsizers alike, ready to move into and be enjoyed as the comfortable and welcoming home that it is.



60, Brinkinfield Road, Chalgrove, Oxford, Oxfordshire
Approximate Gross Internal Area
127 Sq M/1367 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(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 electricity.

South Oxfordshire District Council

Council Tax Band E

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

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