



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

3 Paddock Close, Chalgrove, OX44 7RB



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.

This popular village 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 2 | Bathrooms 1 | Receptions 2 | EPC D



3 PADDOCK CLOSE

This recently refurbished two bedroom detached bungalow is tucked away down a quiet no through close and is conveniently located within walking distance to all that Chalgrove has to offer.

Neatly set back from the road, the property benefits from a spacious driveway which has parking for several cars, a single garage with electric roller door and a front lawned garden. Through the front door, the accommodation includes a well-appointed kitchen, which is practical in size with matching range of base and wall units. To the rear of the property overlooking the paved terrace is a light and airy reception room with feature electric fireplace, newly fitted carpet and French doors through to the conservatory beyond.

Across the inner hallway and there are two good size bedrooms with newly fitted carpets as well as a smart modern bathroom with shower over the bath.

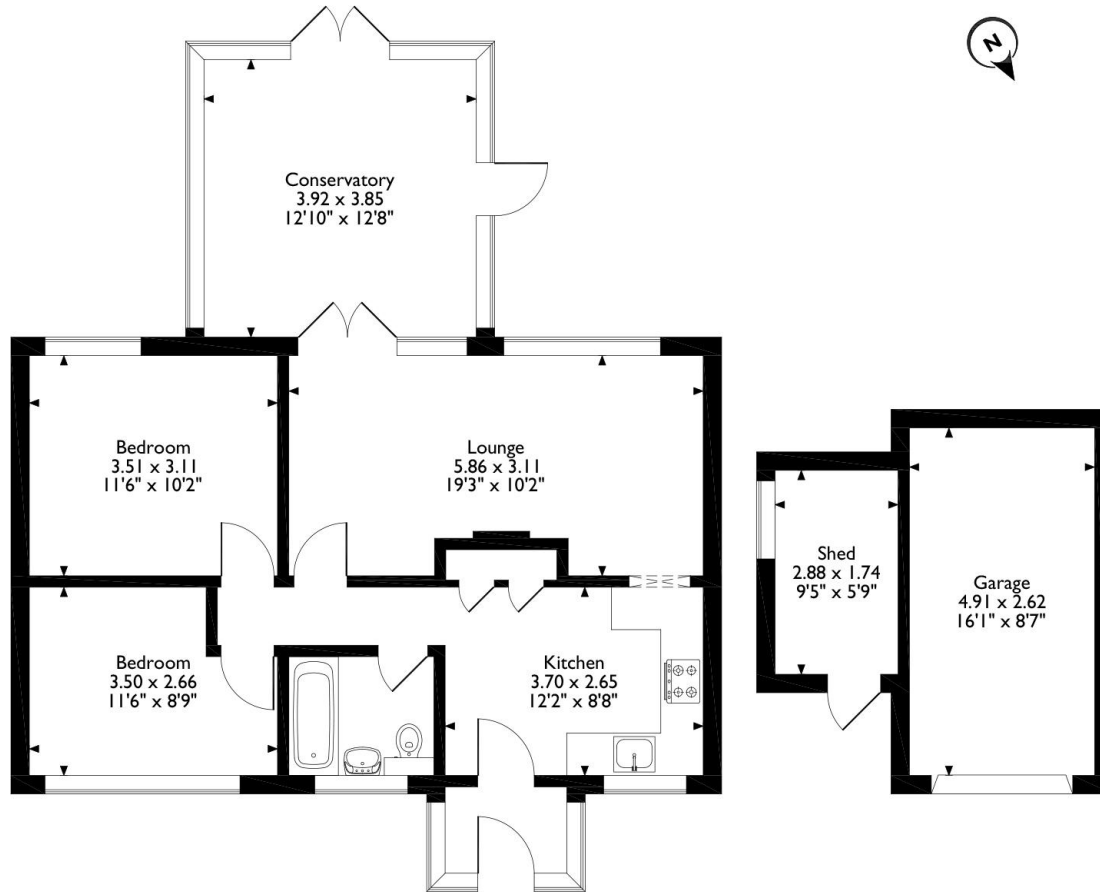
Outside there is a low maintenance rear garden, which is predominantly laid to lawn along with a paved terrace and useful storage shed.

This is a very well presented two bedroom bungalow offered with no onward chain.



3, Paddock Close, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area
 Main House = 75 Sq M/807 Sq Ft
 Garage/Shed = 18 Sq M/194 Sq Ft
 Total = 93 Sq M/1001 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		83
(69-80)	C		
(55-68)	D	62	
(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, mains drainage and newly fitted boiler

COUNCIL TAX BAND: D

South Oxfordshire District Council

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.

