



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

3 Cinnamon Close, Chalgrove, OX44 7QY





## 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.

3 Cinnamon Close is tucked away down a quiet no through road in this popular village, which 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/florist, 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 2 | Receptions 1 | EPC C**  
**Services: Mains gas and mains drainage.**  
**Council Tax Band - D**





### 3 CINNAMON CLOSE

A simply stunning bungalow renovation in this popular Oxfordshire village. A modern twist on a traditional design, 3 Cinnamon Close just shows what can be achieved with vision and flair and a great eye for detail. This four bedroomed bungalow is fully renovated, immaculate throughout and would make both a perfect family property or home for someone looking to embrace single storey living.

3 Cinnamon Close stands out from the crowd. From its simple, stylish, white facade to its ultra-modern sleek interior, this is a property to be proud of. Sitting in a quiet cul-de-sac, the bungalow has a gravelled parking area to the front, which is ample for two cars and is a short walk to all that Chalgrove has to offer.

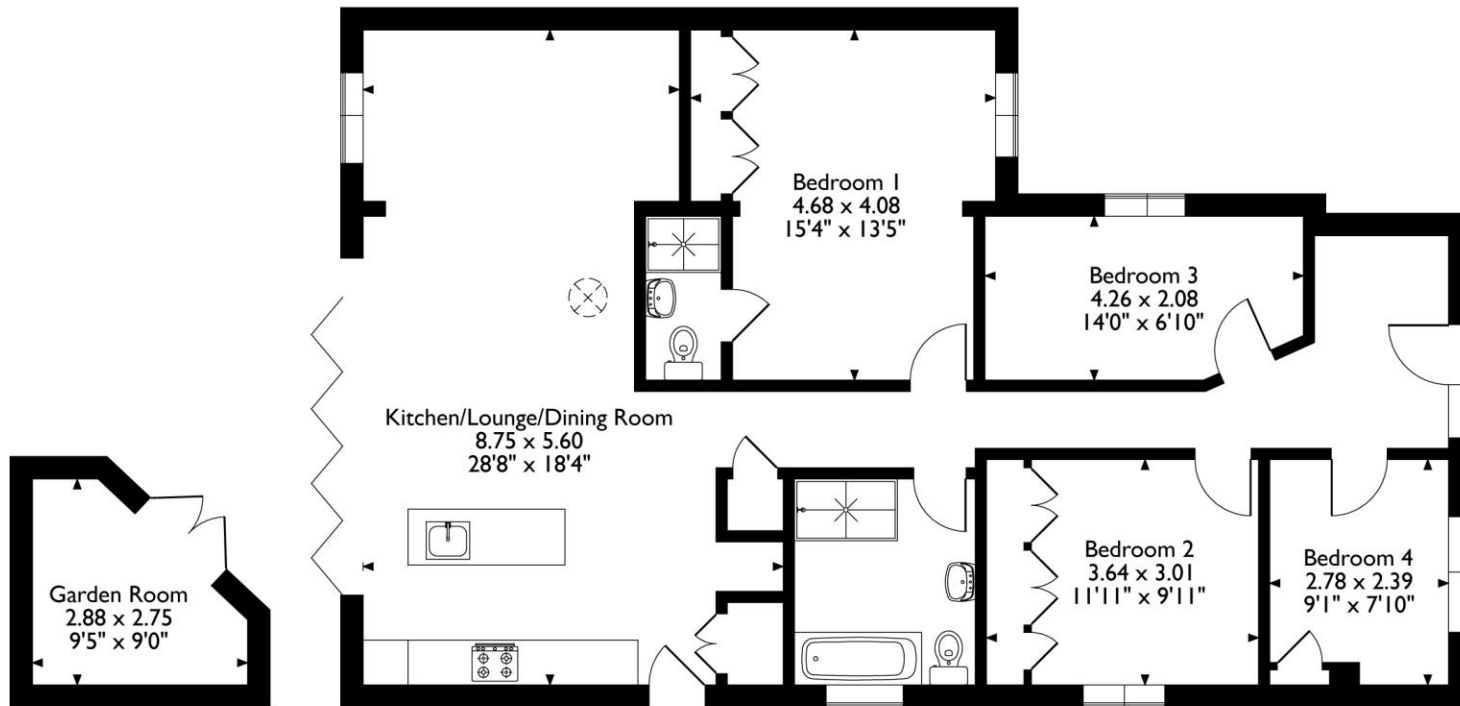
Upon entering the property and it's clear this is a bungalow a cut above the norm. The high gloss quartz tiled flooring runs right the way from the lobby into the fabulous, open plan living space at the rear. A simply stunning room with a newly vaulted ceiling and exposed sanded oak beams. Complete with a built-in flat screen, large scandi style woodburner and a marble counter on top of simple and stylish kitchen units, this kitchen is both practical and perfect.

Bi-fold doors lead from this gorgeous kitchen onto the garden, which has been designed for low maintenance and to make the most of the inside outside space the bungalow has to offer. The garden also comes with a useful summerhouse which could easily be adapted for use as a home office. A pergola has also been built at the rear of the property.



### 3 Cinnamon Close, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area  
Main House = 111 Sq M/1195 Sq Ft  
Outbuilding = 6 Sq M/65 Sq Ft  
Total = 117 Sq M/1260 Sq Ft



#### Outbuilding

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.

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.

The four bedrooms are all situated towards the front of this detached property, the principal bedroom also offering an ensuite. The family bathroom is beautifully fitted and designed with a sleek free standing bath tub, walk in shower and stone sink.

In common with the rest of the property, the owner has taken time to make the home as practical as possible and the main bedroom has fully fitted, built in storage the entire length of the wall. The other good sized double also benefits from shaker style built in wardrobes with sliding style doors - attractive, practical and perfect for the new homeowner.

From the light fittings to the radiators to the flooring, 3 Cinnamon Close is a bungalow that would suit so many homeowners. Modern, contemporary living, fully renovated to a high standard, with an eye for every detail.

Morgan & Associates

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