



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

3 Church Lane, Chalgrove, OX44 7TB



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 Church Lane is tucked away down a peaceful lane 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, 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 3 | Bathrooms 2 | Receptions 2 | EPC D



3 CHURCH LANE

A 3-bedroom semi-detached chalet bungalow offering well-proportioned and versatile living accommodation on a quiet village lane, with very little through traffic. It is situated within walking distance of the village's many amenities.

The house features an entrance hall with guest cloakroom, leading through to a light and airy sitting room with wood burning stove, large picture window overlooking the southerly facing garden and French doors opening onto the paved terrace. Adjacent to the sitting room is a well-proportioned dual aspect kitchen/dining room with ample storage space and a second set of French doors to the garden. The principal bedroom with ensuite bathroom is located on the first floor. The accommodation also includes two further double bedrooms on the ground floor, a family bathroom, separate utility room and 2 smaller flexible spaces, that would make ideal study spaces and/or dressing room.

Externally there is a large gravelled driveway providing off street parking for several cars and of particular note is the generous and mature garden which is predominantly laid to lawn with paved terrace and large storage shed. The property also includes a gated side access.

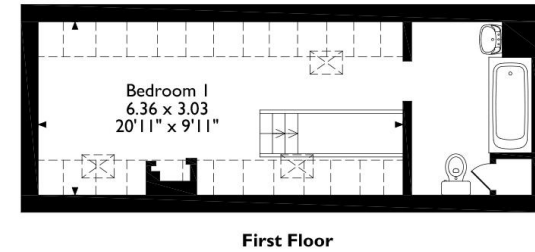
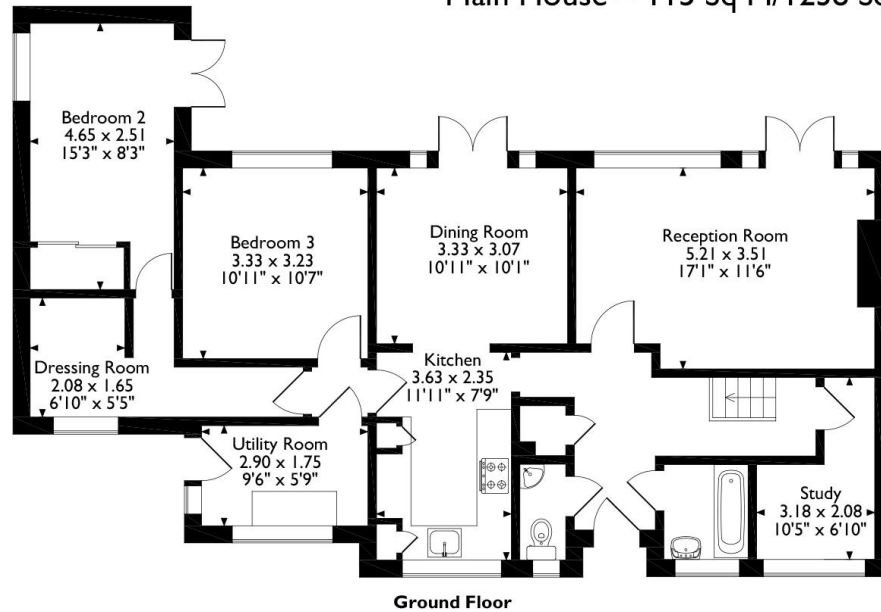
SERVICES: Mains gas, mains water and mains drainage.


COUNCIL TAX BAND: E

SOUTH OXFORDSHIRE DISTRICT
COUNCIL



3 Church Lane, Chalgrove, OX44 7TB
Approximate Gross Internal Area
Main House = 115 Sq M/1238 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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.

