



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

12 Vicarage Close, Chalgrove, OX44 7RD



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.

12 Vicarage 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, 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 1 | Receptions 2 | EPC C



12 VICARAGE CLOSE

This much loved three-bedroom detached home, offered with no onward chain, has been well-maintained and recently decorated throughout.

The accommodation includes an entrance porch, leading to a well-proportioned sitting room with open fireplace and sliding doors through to the dining room with original parquet flooring. The bright and airy dining area is a versatile space and could easily accommodate a study area or serve as a playroom. Adjoining the dining room, is the semi-open plan kitchen/breakfast room, both rooms overlook the rear garden. The kitchen includes a range of base level units, as well as door access out to the garden.

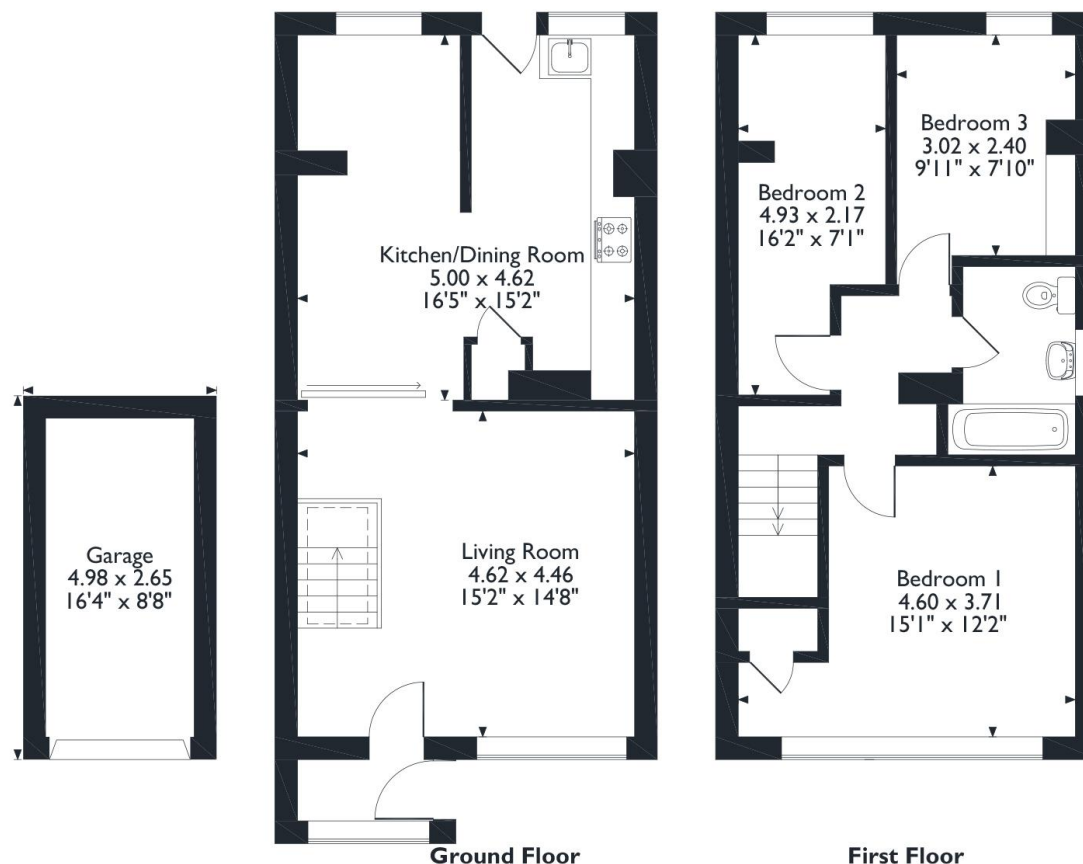
Upstairs, the home offers a generously sized principal bedroom, the light spills through the windows that run the full width of the room and two further smaller bedrooms to the back of the property. There is also a tidy family bathroom with mosaic tiling and bath with shower overhead.

Externally, the property features a lawned front garden with mature hedging and a paved pathway to the front door. To the rear, you'll find a low maintenance garden with beds for planting. There is also the added bonus of a single garage with parking.

Situated towards the end of a quiet no-through close, this home is conveniently located within walking distance of the village's amenities.



12, Vicarage Close, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 91 Sq M/980 Sq Ft
 Garage = 9 Sq M/97 Sq Ft
 Total = 100 Sq M/1077 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.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(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 drainage.

South Oxfordshire District Council

Council Tax Band C

**VIEWINGS STRICTLY BY
 APPOINTMENT THROUGH
 MORGAN & ASSOCIATES**

Morgan & Associates

The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP

Tel: 01844 279990 | Email: property@morganandassociates.co.uk

www.morganandassociates.co.uk



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS