



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

Hovis House, 1 Bakery Close, Chalgrove, OX44 7QW





## 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.

1 Bakery Close is discreetly tucked away down a private close 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 1 | EPC C**





## HOVIS HOUSE

Hovis House is a wonderful village home offering modern comfort and style, tucked away down a quiet close in the highly popular village of Chalgrove. The property was built in 2005 by Rectory Homes. The exterior is attractive, built in red brick and the house benefits from a carport and private off road parking.

Inside, the house has a warm and welcoming feel and is beautifully presented throughout. The accommodation includes an entrance hall, leading through to a generous light filled sitting room with French doors opening out onto the garden. This already fabulous space flows seamlessly into the well-proportioned adjoining open plan kitchen/dining room, featuring wood flooring and a fitted kitchen with built in appliances and generous storage space. The kitchen/dining room also opens out directly onto the garden through a 2nd set of French doors and there is a useful separate utility room as laid out on the floorplan. Across the hallway is an incredibly generous principal bedroom with bay fronted window, built in wardrobe and ensuite shower room. This space feels like a sanctuary, quiet, calm and thoughtfully designed. Versatile in nature, it is currently set up as a home office. The separate guest cloakroom completes the ground floor accommodation.

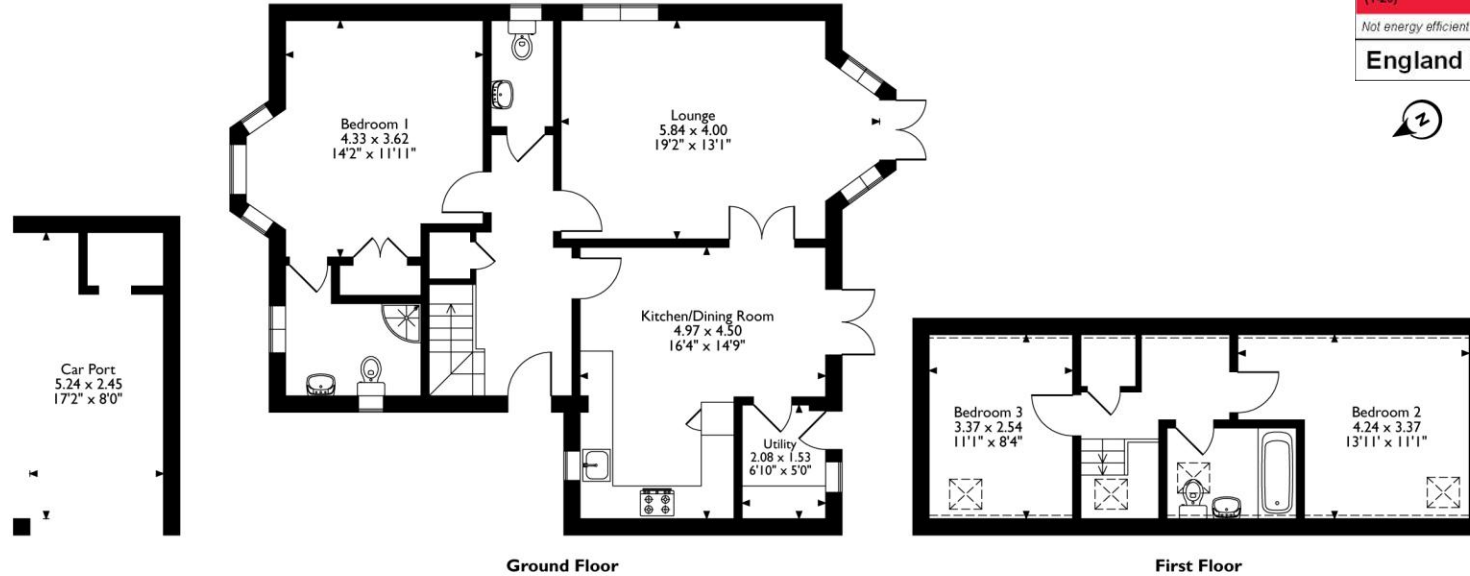
Upstairs, there are two additional bedrooms and a bathroom. As throughout the rest of the property, the bedrooms and the bathroom are immaculately presented throughout.

Outside, the well maintained south facing garden is a great size. It is predominantly laid to lawn but also includes a paved terrace perfect for al fresco dining!





I, Bakery Close, Chalgrove, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 113 Sq M/1216 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			85
(69-80) C		73	
(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	



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.

