



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

7 Atkins Road, Chalgrove, OX44 7BL



## 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.

Chalgrove has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, church, convenience 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 2 | Receptions 1 | EPC B**



## 7 ATKINS ROAD

A beautifully presented two-bedroom semi-detached home, recently built and finished to a high standard throughout. The property offers light and spacious accommodation, a private garden and off-street parking and is ideally located within easy reach of village amenities and excellent transport links.

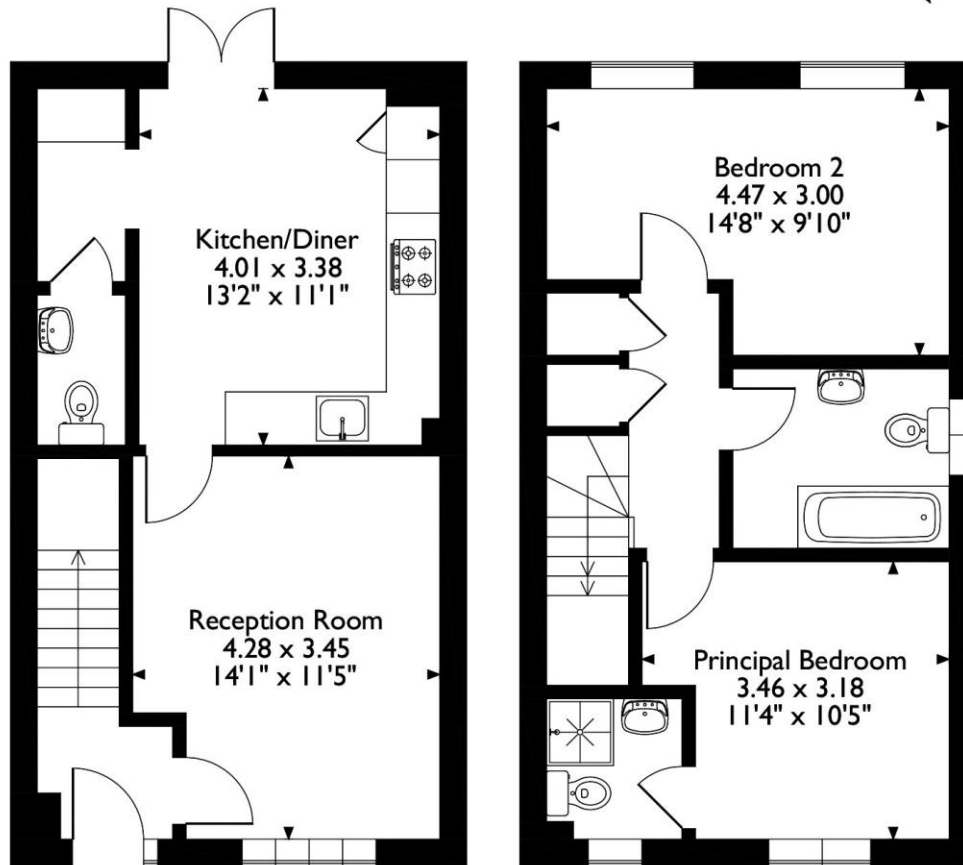
The accommodation comprises an entrance hall leading to a bright sitting room with attractive Amtico flooring, flowing through to a modern open-plan kitchen/dining room with integrated appliances, French doors opening onto the rear garden and a separate utility area with ground floor guest cloakroom. Upstairs are two generous double bedrooms, including a principal bedroom with en suite shower room, together with a contemporary family bathroom.

Externally, the property benefits from a neatly maintained rear garden, laid mainly to lawn with a terrace/decking area ideal for outdoor dining and entertaining. To the rear, there is off-street parking for two vehicles.

Presented in immaculate condition throughout and decorated in tasteful neutral tones, this is an excellent opportunity to purchase a modern home in a convenient village location, with easy access to Junction 7 of the M40 and rail services from Haddenham & Thame Parkway to London Marylebone.



7 Atkins Road, Chalgrove, Oxford, Oxfordshire  
 Approximate Gross Internal Area  
 76 Sq M/818 Sq Ft



**Ground Floor**

**First Floor**

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) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**SERVICES**

Mains gas, mains water and mains drainage.

South Oxfordshire District Council

Council Tax Band C

Annual estate management fee £257

**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.

Morgan & Associates  
 The Old Garage, The Green, Great Milton, OX44 7NP

Tel: 01844 279990 | Email: [property@morganandassociates.co.uk](mailto:property@morganandassociates.co.uk)

[www.morganandassociates.co.uk](http://www.morganandassociates.co.uk)



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