



155 High Street, Chalgrove,
Oxfordshire, OX44 7ST

 **Griffith & Partners**
ESTATE AGENTS, VALUERS AND RESIDENTIAL LETTINGS



DESCRIPTION

Overlooking picturesque period properties and a flowing stream, this detached house has spacious accommodation comprising 2 reception rooms, kitchen, cloakroom, 4 bedrooms, bathroom, private rear garden, garage and off street parking. It would benefit from updating to renew a loved family home.

ACCOMMODATION - GROUND FLOOR:

Glazed door into:

HALLWAY:

Doors to kitchen, dining room and cloakroom, ceiling light point and radiator.

KITCHEN: 4.51m (14'10") x 3.06m (10'0")

Fitted with a range of wall and base units housing cupboards and drawers, roll top work surfaces, sink and double drainer unit, free standing electric cooker, dishwasher and fridge, central heating boiler, ceiling light point, radiator and door to the garage.

CLOAKROOM:

Fitted with a white suite of vanity hand wash basin and close coupled WC, ceiling light point, radiator and window to the rear.

DINING ROOM: 5.86m (19'3") x 3.88m (12'9")

Stairs rising to the first floor, large storage cupboard, stone open fireplace with tiled hearth and mantle, ceiling light points, radiator, window and glazed doors to the rear and window to the side. Large opening to:

LIVING ROOM: 5.6m (18'4") Max x 4.32m (14'2") Max

Triple aspect reception room with windows to the sides and rear, stone open fireplace with a wooden mantle and tiled hearth, ceiling spot lights and radiator.

FIRST FLOOR - LANDING:

Doors to all four bedrooms, bathroom and airing cupboard, hatch to loft space with power, ceiling light point and borrowed light from window to the side.

BEDROOM ONE: 3.61m (11'10") x 3.17m (10'5")

Double room with ceiling light point, wall light point, radiator, window to the front and door to large walk in cupboard.



BEDROOM TWO: 3.6m (11'10") x 3.06m (10'0")

Double bedroom with built in double wardrobe, ceiling light point, radiator and window to the rear.

BEDROOM THREE: 4.06m (13'4") x 2.72m (8'11")

Double room with built in double wardrobe, ceiling light point, radiator, window to the rear and door to large walk in cupboard with spot light and window to the rear.

BEDROOM FOUR: 3.53m (11'7") x 2.6m (8'6")

A good size single room with double built in wardrobe, ceiling light point, radiator and window to the front.

BATHROOM:

Fitted with a suite comprising panel sided bath with shower over, pedestal hand wash basin and close coupled WC, ceiling light point, radiator and window to the side.

OUTSIDE:

The front of the property is block paved with parking for three cars, mature shrub beds and side access to the rear. The rear garden has a paved terrace, lawn, mature borders with trees, flower and shrub beds, oil tank, outside tap, enclosed by wood panel fencing with a gate to the side.

GARAGE: 5.3m (17'5") x 2.72m (8'11")

Integrated single garage with up and over door to the front, door to the side, door to the side, plumbing for a washing machine, power and light.

SERVICES AND OUTGOINGS:

Mains water, drainage and electricity. Oil Central Heating. South Oxfordshire District Council, Tax Band E.

EPC RATING:

49 E

VIEWING ARRANGEMENT:

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939522800.

Approximate Gross Internal Area
Ground Floor = 87.4 sq m / 941 sq ft
First Floor = 62.6 sq m / 674 sq ft
Total = 150.0 sq m / 1615 sq ft
(Including Garage & Void)

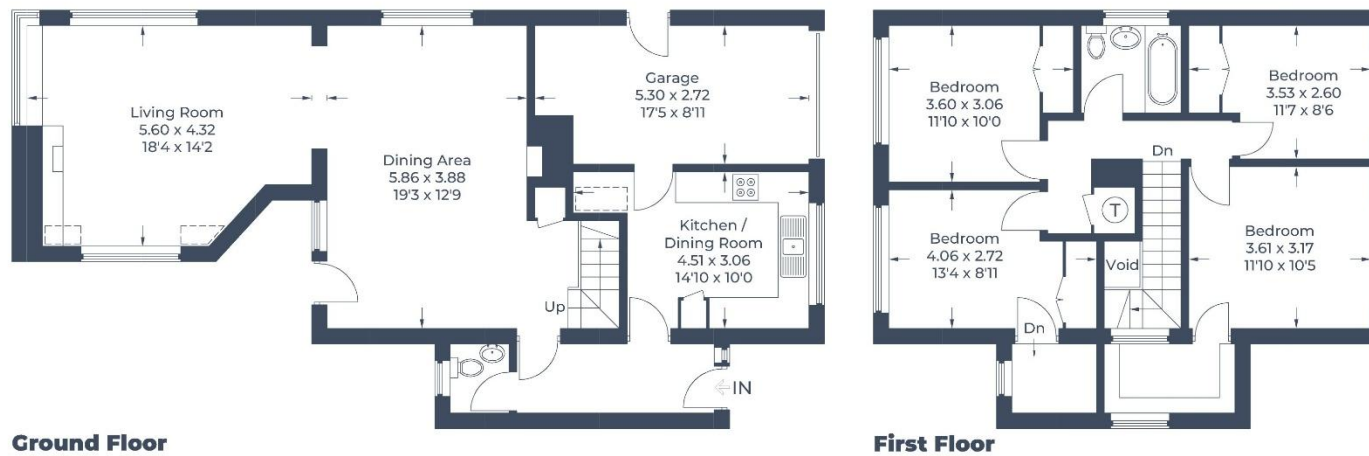


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Disclaimer: It is not our policy to test services and domestic appliances and cannot verify as to their working order. The purchaser should seek expert advice from solicitors/surveyors. Neither these particulars nor oral representation form any part of any contract and their accuracy cannot be guaranteed.

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