



12 Farm Close, Chalgrove,  
Oxfordshire, OX44 7RL

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





#### DESCRIPTION

Quietly situated at the end of the close in the popular village of Chalgove, a semi detached house with two reception rooms, kitchen, three bedrooms, bathroom, large rear garden, garage and parking. The property is in good condition yet would benefit from modernisation. No onward chain.

#### ACCOMMODATION - GROUND FLOOR:

Half glazed sliding door into small porch area and half glazed door into:

#### HALLWAY:

Doors to the sitting room and kitchen, stairs rising to the first floor with storage cupboard below, cupboard housing gas central heating boiler, ceiling light point and radiator.

#### SITTING ROOM: 3.97m (13'0") x 3.71m (12'2")

Stone built fireplace with a stone tiled hearth and coal effect gas fire, ceiling light point, radiator, window to the front and partially open plan to:

#### DINING ROOM: 3.22m (10'7") x 3.13m (10'3")

Ceiling light point, radiator, glazed sliding doors to the rear garden and door to:

#### KITCHEN: 3.57m (11'9") x 2.39m (7'10")

Fitted with a matching range of wall and base units housing cupboards and drawers, roll edge work surfaces, inset white composite sink/drainage unit with mixer tap, free standing electric oven, washing machine, part tiled walls, ceiling strip light, door to the hallway, window to the side, half glazed door and window to:

#### REAR LOBBY:

A small glazed conservatory with door to the garden.

#### FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and airing cupboard housing hot water tank. Fully glazed door out onto the side balcony, storage cupboard, hatch to loft space and ceiling light point.





**BEDROOM ONE:** 4.01m (13'2") x 3.5m (11'6")

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

**BEDROOM TWO:** 3.49m (11'5") x 3.18m (10'5")

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

**BEDROOM THREE:** 3.02m (9'11") x 2.06m (6'9")

Single room with storage cupboard, ceiling light point, radiator and window to the front.

**BATHROOM:**

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

**OUTSIDE:**

The front of the property is laid to lawn with mature flower, hedge and shrub borders, path to the front door and a gate to the side for access to the rear. A neatly kept, large rear garden with a small paved terrace, lawn, mature shrubs and trees, and garden shed, all enclosed by wood panel fencing.

**GARAGE AND PARKING:**

Single garage in a block with up and over door. Parking for one car in front.



**SERVICES AND OUTGOINGS:**

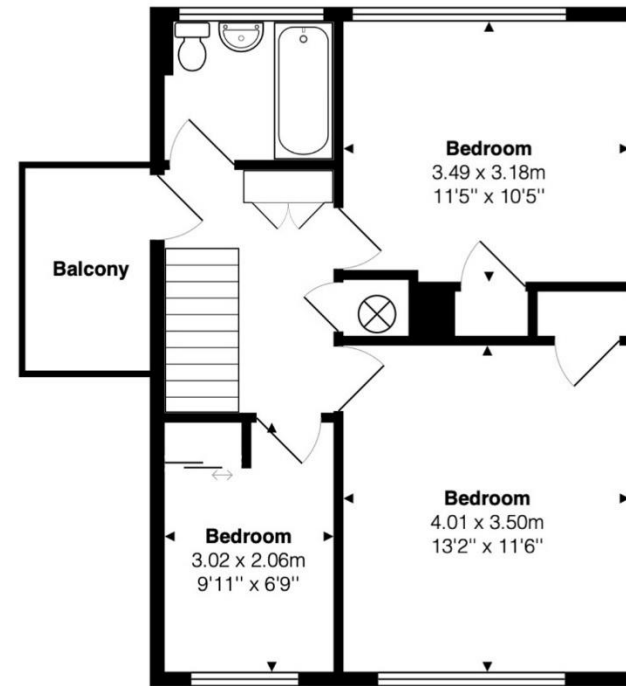
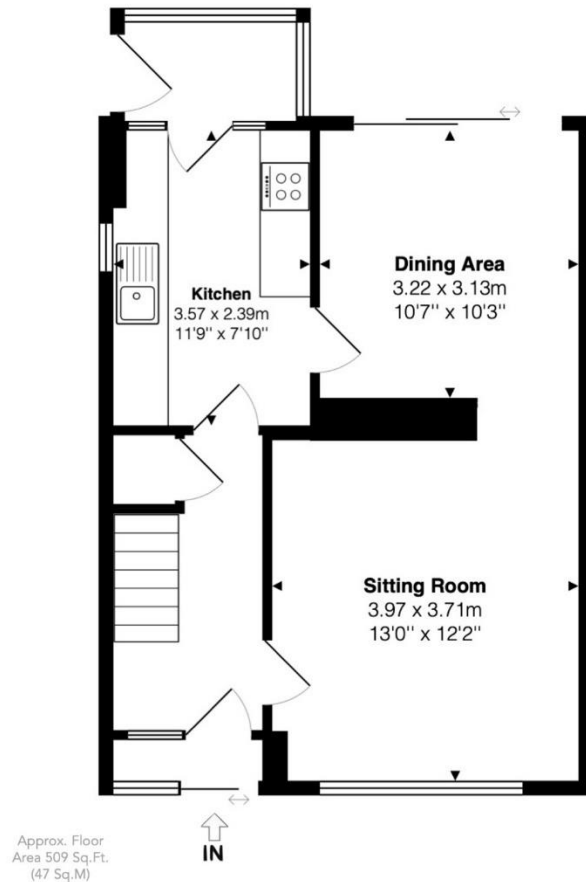
Mains water, drainage, gas and electricity. Gas central heating. South Oxfordshire District Council - Tax Band D.

**EPC RATING:**

67 D

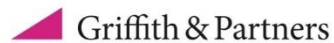
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Tel 01491 612831/839939/522800.



The approximate total area for the elements of the property represented on the floorplan is 92 SqM (988 Sq.Ft)

Farm Close, Chalgrove, Oxfordshire, OX44 7RL



This floor plan is provided by Expert Survey Solutions Ltd for indicative guidance only. 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. Details shown on this floorplan including all measurements, areas and proportions cannot be guaranteed by either the provider or estate agency and should not be relied upon. If there is any area where accuracy is required, please contact the selling agent for clarification.

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.

G298

42 High Street, Watlington  
Oxfordshire, OX49 5PY

Henley - 01491 522800  
Benson - 01491 839939  
Watlington - 01491 612831

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

[griffithandpartners.co.uk](http://griffithandpartners.co.uk)