



21 Sixpenny Lane, Chalgrove,  
Oxfordshire, OX44 7YD

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





#### DESCRIPTION

Situated in a quite cul de sac, a spacious link-detached house with accommodation comprising two reception rooms, kitchen, cloakroom, three bedrooms, bathroom and en suite shower room, the property benefits from a garden, garage, parking and no onward chain.

#### ACCOMMODATION - GROUND FLOOR:

Wooden front door into:

#### HALLWAY:

Doors to cloakroom, both reception rooms, kitchen and under stairs cupboard. Stairs rising to the first floor, ceiling light point, radiator and quarry tiled floor.

#### CLOAKROOM:

Fitted with a white suite comprising wall mounted hand wash basin and close coupled WC, storage cupboard, ceiling light point, radiator and window to the side.

#### DINING ROOM: 3.32m (10'11") x 3.27m (10'9")

A good size secondary reception room with ceiling light point, radiator and bay window to the front.

#### LIVING ROOM: 4.58m (15'0") x 3.32m (10'11")

Polished stone fireplace with a electric fire, recessed ceiling down lights and glazed sliding doors to the rear garden.

#### KITCHEN: 3.18m (10'5") x 2.7m (8'10")

Fitted with a range of matching wood fronted shaker style wall and base units housing cupboards and drawers, wood capped work surfaces, inset white composite sink/drainers unit with mixer tap, inset 4 ring gas hob with extractor over, built in electric oven, free standing fridge/freezer and dishwasher, wall mounted gas central heating boiler, tiled splash backs, ceiling light point, radiator, window and half glazed door to the rear garden.

#### FIRST FLOOR - LANDING:

Doors to all three bedrooms, bathroom and airing cupboard housing hot water tank, hatch to loft space.





**BEDROOM ONE:** 3.19m (10'6") Max x 2.76m (9'1") Max  
Double room with doors to double built in wardrobe, ceiling light point, radiator, window to the rear overlooking open fields and door to:

**EN SUITE SHOWER ROOM:**

Fitted with a white suite comprising tiled shower cubicle, pedestal hand wash basin and close coupled WC, ceiling light point and radiator.

**BEDROOM TWO:** 3.28m (10'9") x 2.87m (9'5")

Double room, door to single built in wardrobe, ceiling light point, radiator and window to the front.

**BEDROOM THREE:** 3.18m (10'5") x 2.25m (7'5")

A small double room with ceiling light point, radiator and window to the rear.

**BATHROOM:**

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

**OUTSIDE:**

The front of the property is laid to lawn with a mature Laurel hedge. The rear garden is mainly laid to lawn with a paved terrace, mature tree and shrub borders enclosed by wood panel fencing. Side gate for access to the front. Personal door to the garage.

**GARAGE AND PARKING:** 5.28m (17'4") x 2.7m (8'10")

Single garage with up and over door to the front, personal door to the rear garden, power, light, space and plumbing for washing machine and tumble dryer. Off street parking in front of the garage for 1/2 cars.



**SERVICES AND OUTGOINGS:**

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

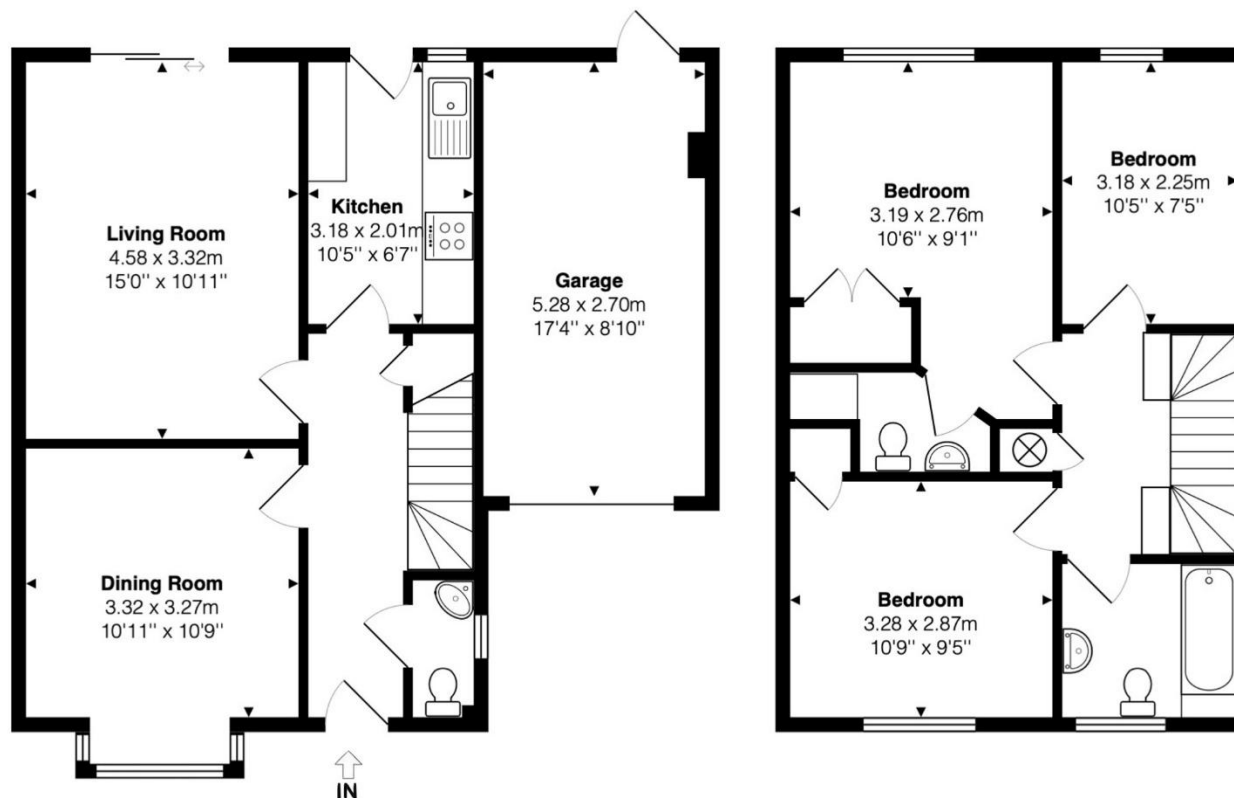
**EPC RATING:**

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**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 88 SqM (947 Sq.Ft)

Sixpenny Lane, Chalgrove, Oxford, Oxfordshire, OX44 7YD



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.

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