



**G & P**

**JASMINE COTTAGE, 83-85 HIGH STREET,  
CHALGROVE, OXFORDSHIRE, OX44 7SS**



# JASMINE COTTAGE, 83-85 HIGH STREET, CHALGROVE, OXFORDSHIRE, OX44 7SS

A thoroughly restored to the highest possible standard, detached period cottage with charming exposed beams and features, four bedrooms, two bathrooms, four reception rooms, exceptional kitchen, utility/shower room, large attractive landscaped gardens and off-street parking for three cars.

## PRICE ON APPLICATION FREEHOLD

### SITUATION:

The village of Chalgrove is a picturesque 14th century village with excellent amenities including a primary school, doctor's surgery, pharmacy, shops, three public houses and two churches. Of particular historical interest is the medieval Manor House in Mill Lane. There is a bus service to Oxford and Watlington. The M40 motorway via junction 6 or 7 is 10 minutes drive away and gives easy access to the business centre's of Oxford, High Wycombe, London and Birmingham.

### ACCOMMODATION - GROUND FLOOR:

Solid Oak front door with brick and flint open porch under a clay tiled roof to:

#### RECEPTION ROOM: 5.33m (17'6) x 4.75m (15'7)

A large and beautiful reception room with two windows to the front, a wealth of stripped ceiling timbers and a large Inglenook fireplace with bressumer beam, hood, grate and bread oven. Opening to the inner stairwell which leads to the snug and utility/shower room. Open plan to:

#### KITCHEN/RECEPTION ROOM: 7.36m (24'2) x 4.16m (13'8)

A very large open plan room fitted with cream Shaker-style units with black Granite and black Granite-style work surfaces, built-in oven, halogen hob and extractor hood, inset 1½ bowl composite sink and drainer, American-style fridge/freezer and additional wine fridge, integrated dishwasher and a wealth of display cupboards, pan drawers and other storage solutions. The kitchen opens out into a second reception area with Oak flooring, inset ceiling lights and a range of sockets for power, phone and television aerial. Open plan again to:

#### DINING ROOM: 3.56m (11'8) x 3.6m (11'10)

With windows to all three aspects and French doors to the garden. Oak flooring, ceiling beams and central chandelier light.

#### INNER LOBBY/STAIRWELL:

With a charming reclaimed Oak staircase rising to the first floor with cupboard below. Metre cupboard and double glazed window to the side.





**UTILITY/SHOWER ROOM:** 3.38m (11'1) x 2.1m (6'11)

Cleverly fitted with a walk-in double width shower cubicle with Limestone tiled walls and sliding glass door. Close coupled WC, wall mounted central heating boiler and utility area with sink, washing machine and tumble dryer, work surface, wall and floor cupboards and double glazed window to the side.

**RECEPTION ROOM:** 3.38m (11'1) x 3.41m (11'2)

A cozy double aspect snug with a cast iron fireplace and slate hearth, a wealth of ceiling and wall timbers, windows overlooking the brook to the front and to the side.

**FIRST FLOOR - LANDING:**

A large and open landing with a window to the side and a sky light providing natural light.

**MASTER BEDROOM:** 4.7m (15'5) x 4.16m (13'8)

An elegant and large master bedroom with two windows overlooking the rear garden, partially vaulted ceiling with two additional Velux windows giving an abundance of natural light to the room, high level built-in cupboards, ceiling chandelier and door to:

**ENSUITE BATHROOM:** 1.93m (6'4) x 4.75m (15'7)

A large and very luxurious ensuite with Oak floor, panelled bath, Quadrant shower cubicle with Limestone tiles, chrome shower with rainwater head, spray and body jets, wall mounted extra wide hand wash basin and close coupled WC, ceiling beams, extractor fan and double glazed window to the front.

**BEDROOM FOUR:** 2.66m (8'9) x 4.16m (13'8)

A lovely room with ceiling beams and wall timbers, Velux roof window and double glazed casement window overlooking the rear garden.

**FAMILY BATHROOM:**

With stripped Oak floor, panel bath with shower mixer, close coupled WC and wall mounted hand wash basin, extractor fan and window to the rear aspect.

**BEDROOM TWO:** 3.52m (11'7) x 3.75m (12'4)

A large guest double with built-in wardrobes to one wall, ceiling timbers and window to the front.

**BEDROOM THREE:** 3.38m (11'1) x 3.41m (11'2)

Another double bedroom, part-vaulted with ceiling timbers and inset halogen lights, double glazed window to the front.

**OUTSIDE - FRONT GARDEN AND PARKING:**

To the front lies a pretty garden with lawn area and shrub borders leading to the brook which is surrounded by white painted railings. A concrete driveway to the front and side of the house gives parking for three cars comfortably and a five bar gate beyond with drive gives side access to the rear garden.

**REAR GARDEN:**

A very large rear garden approaching 80m in length and 20m in width, beautifully landscaped to give two defined areas separated by a rustic log fence. The first area has a patio for entertaining 'al fresco' and a reclaimed brick path leading up to the lawn which has attractive flower borders and several mature trees. The brick pathway leads through an arch way to the second area which again has a large lawn with well stocked flower beds including an abundance of Lupins and Fox Gloves. A Rose garden lies to the very end of the garden with a timber seating shelter, garden shed and compost bin. Close boarded fencing to either side gives added privacy.

**SERVICES AND OUTGOINGS:**

Mains water, drainage, electricity and gas. Gas central heating. Telecom subject to regulation. South Oxfordshire District Council - Tax Band F.

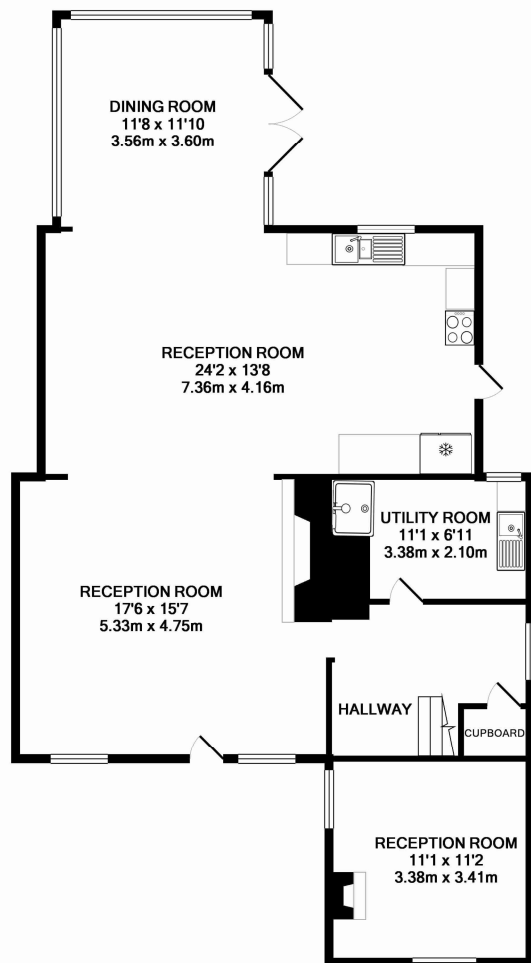
**VIEWING ARRANGEMENT:**

Strictly by appointment via Griffith & Partners, the sole agent. Telephone 01491 612831.

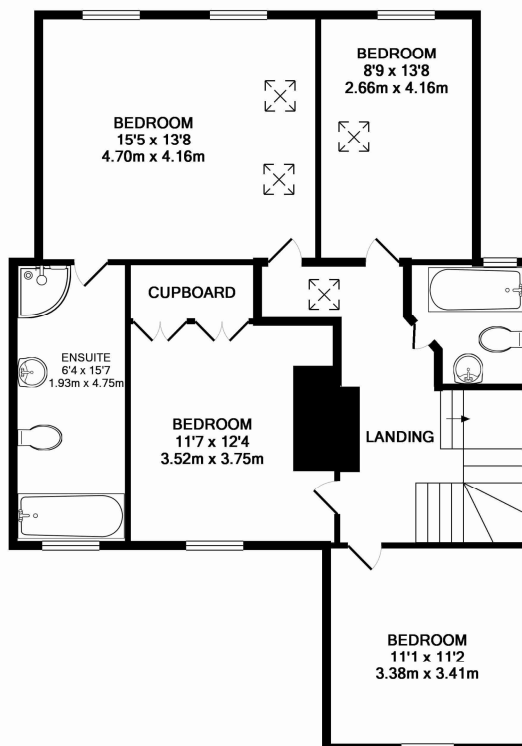
**NB**

The floor plan is included as a service to our clients and is intended as a guide to layout only.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1024 SQ.FT.  
(95.1 SQ.M.)





1ST FLOOR  
APPROX. FLOOR  
AREA 830 SQ.FT.  
(77.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 1854 SQ.FT. (172.2 SQ.M.)

KeyAGENT LTD Floor Plans are produced and provided for illustration purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. To find out more about KeyAGENT please visit [www.keyagent.co.uk](http://www.keyagent.co.uk) (Tel: 0845 474 4165)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	65
(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 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	60
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

42 High Street, Watlington, Oxfordshire OX49 5PY 01491 612 831 [watlington@griffithandpartners.co.uk](mailto:watlington@griffithandpartners.co.uk)

33a High Street, Benson, Oxfordshire OX10 6RP 01491 839939 [benenson@griffithandpartners.co.uk](mailto:benenson@griffithandpartners.co.uk)

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