



5 Cromwell Close
Chalgrove, Oxfordshire, OX44 7SE



JAMESGESNER
- ESTATE AGENTS -



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Oxfordshire
OX44 7SE**

GUIDE £475,000 FREEHOLD



This immaculate two double bedroom detached bungalow is conveniently situated within this sought after cul de sac close to the village centre offering generous accommodation, west facing gardens, garage and driveway parking.

Entrance hallway with storage cupboard, I-shaped kitchen/dining room with breakfast bar and ample cupboard space, 21' lounge, two double bedrooms, modern shower room. Further features include engineered oak flooring, French doors to the rear, landscaped front and rear gardens, garage with electric roller door, full uPVC double glazed windows and gas central heating.

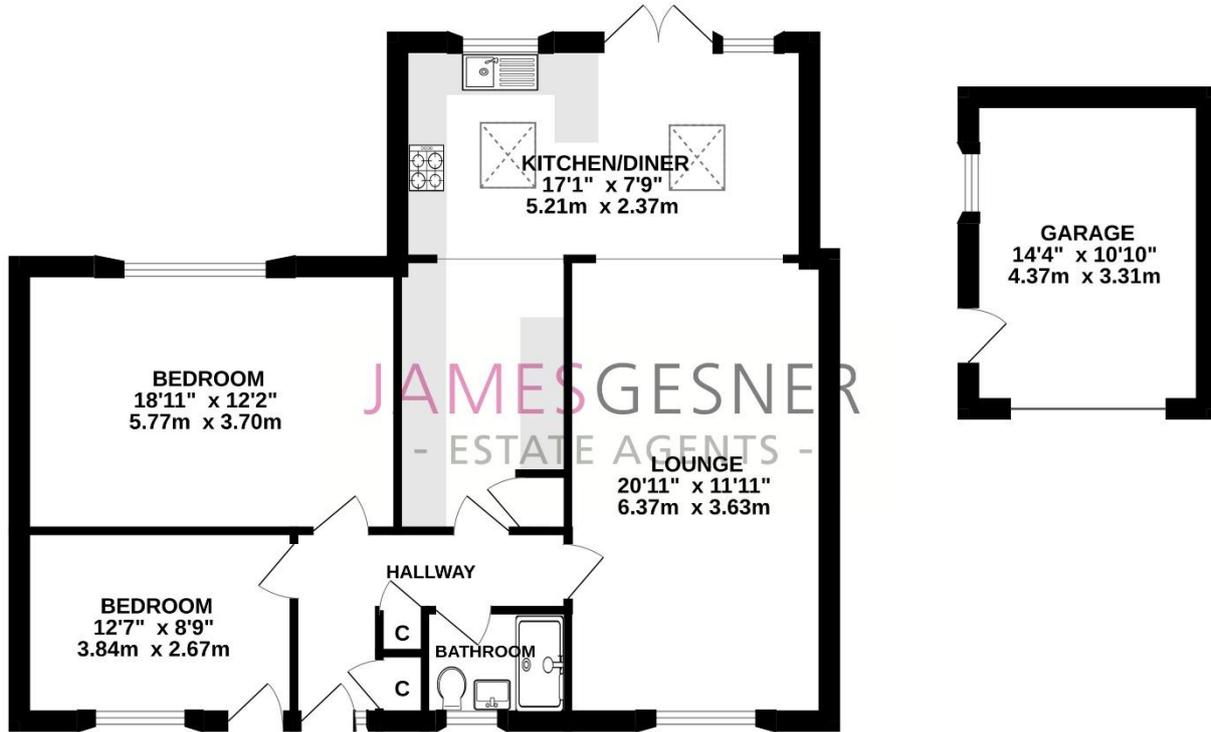


Chalgrove is a large village in rural Oxfordshire, just 10 miles South-East from the centre of the historic city of Oxford, situated between Stadhampton and Watlington and within easy reach of the M40 with fast connections to London.



Chalgrove has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, a post office, church, grocery store, newsagent, pharmacy, delicatessen/florist, as well as three public houses.

GROUND FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	A		86
(81-91)	B		
(65-80)	C	74	
(55-64)	D		
(49-54)	E		
(41-48)	F		
Not energy efficient - higher running costs	G		
England & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1120 sq.ft. (104.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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