



13 Flemming Avenue
Chalgrove, Oxfordshire, OX44 7SN



JAMESGESNER
- ESTATE AGENTS -



**13 Flemming Avenue
Chalgrove
Oxfordshire
OX44 7SN**

OIEO £325,000 FREEHOLD



An excellent opportunity to acquire a beautifully appointed two-bedroom end-of-terrace home, enviably positioned on a corner plot and just a short stroll from the heart of this well-served and highly regarded village.

An inviting entrance porch opens into a bright and generously proportioned sitting room, where engineered oak flooring adds warmth and continuity. The contemporary kitchen is thoughtfully designed with granite work surfaces and flows seamlessly into a dining area at the rear, an ideal space for both everyday living and entertaining, complete with French doors that draw in natural light and open directly onto the garden.

Upstairs, the property offers two well-balanced double bedrooms, both benefitting from fitted wardrobes, while a stylish family bathroom is finished to a modern standard, featuring a bath with shower overhead. The home is further enhanced by gas central heating and uPVC double glazing throughout.

Outside, you will find gardens to the front, side and the rear offering a notable degree of privacy, not immediately overlooked and carefully arranged to maximise usability. A patio leads through to a covered seating area, perfect for year-round entertaining, while a rear driveway provides off-street parking and access to a useful storage shed. A gated side access adds further practicality.

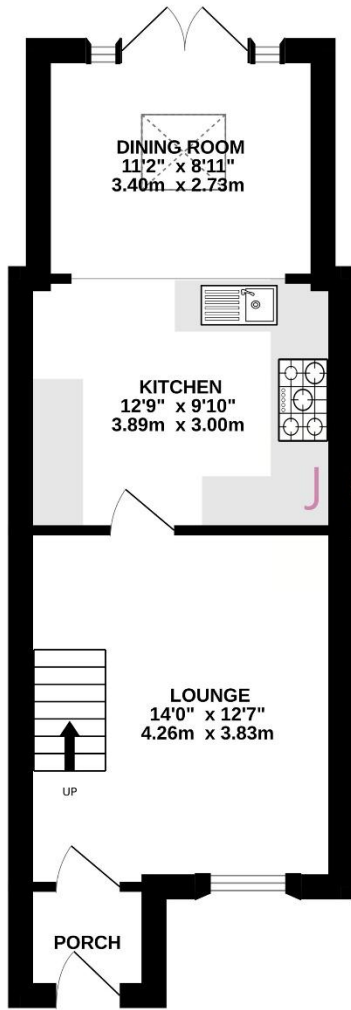


Chalgrove itself is a thriving Oxfordshire village, blending rural charm with everyday convenience. Located approximately 10 miles south-east of Oxford, it enjoys excellent connectivity via the M40, making it an appealing choice for commuters.

The village offers a strong sense of community alongside a comprehensive range of amenities, including a primary school, GP surgery, post office, independent shops, and several well-regarded public houses. Regular bus services and an abundance of surrounding countryside complete what is, without doubt, a highly desirable setting.

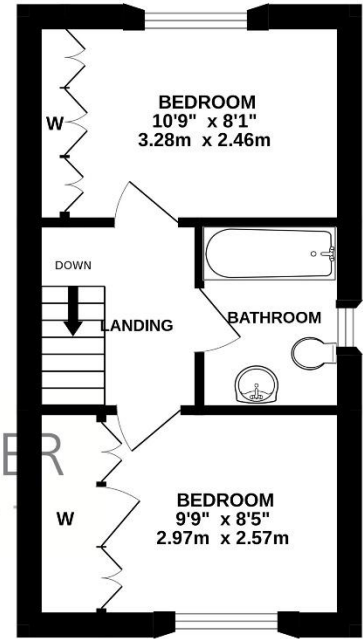


GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		86
(81-90) B		
(71-80) C		
(61-70) D	66	
(51-60) E		
(41-50) F		
(31-40) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



JAMESGESNER
ESTATE AGENTS

TOTAL FLOOR AREA : 721 sq.ft. (67.0 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.
Made with Metropix ©2026



JAMESGESNER
- ESTATE AGENTS -

James Gesner Estate Agents

72 Broadway Didcot, Oxon OX11 8AE

t: 01235 519888

t: 01491 522222

www.jamesgesner.co.uk info@jamesgesner.co.uk