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**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

# 126 High Street Chalgrove

A four bedroom family home requiring modernisation, with great potential, in the popular village of Chalgrove, within walking distance of local amenities, and good schooling, whilst enjoying easy access to Oxford City, A4074 to Henley, and London links via M40, M4 and Didcot-Paddington rail-link.

**Accommodation summary: Kitchen, dining room, downstairs cloakroom, livingroom, four bedrooms, a separate toilet and a family bathroom with a garage, sizable garden and two driveways.**

## SITUATION

A four bedroom family home, well situated in the centre of the popular village of Chalgrove within walking distance of many local amenities, and good schooling, whilst enjoying easy access to Oxford City, A4074 to Henley, and London links via M40, M4 and Didcot-Paddington rail-link.

## DESCRIPTION

Red tiled steps lead up through the glass front door into this well-loved family detached home now in need of modernisation, into a spacious hallway with stairwell, with room under the stairs for storage. From the hallway you can enter the main living room and kitchen. The good sized living room offers a large bay window, original wooden flooring and an open fireplace incorporating an electric fire. A sliding door has been added, linking through to the adjacent dining room, with a large window and door opening out onto the patio and garden.

From the dining room and the hallway, you can enter the kitchen, which has laminate flooring and a selection of fitted cupboards, sink and worktops. It currently has space for a cooker, dishwasher and washing machine, from the kitchen, a glass panelled door opens onto a cork tiled hallway, which leads directly to a connecting door to the garage, which provides additional rear door access into the garden, as well as also, the downstairs cloak room with toilet and basin.

On the first floor, you have an L-shaped landing with access to storage in the loft. The dual aspect master bedroom runs the depth of the house and has a basin with mirror. The second double bedroom looks out onto the garden and has a sizeable storage cupboard incorporating the airing cupboard and hot water tank. The third double bedroom also has a good storage cupboard, with the final fourth bedroom could be used as a single bedroom or study area, as it is currently, benefiting from built-in shelving.

The outside space offers an attractive front garden with trees, flowers and shrubs. Flanking the front garden is the good-sized driveway, one driveway leading directly to the garage whilst the second, leading to the

back garden gate, so there is plenty of room for parking. At the bottom of the driveway is a bus stop for real convenience.

At the rear of the house is a large patio leading onto a generous lawned area with flower beds and various trees, the whole enclosed by fencing, with an additional paved area offering further flower beds and coal shed.

**SERVICES** Oil central heating, water and electricity connected.

**LOCAL AUTHORITY** South Oxfordshire District Council

## TAX BAND F

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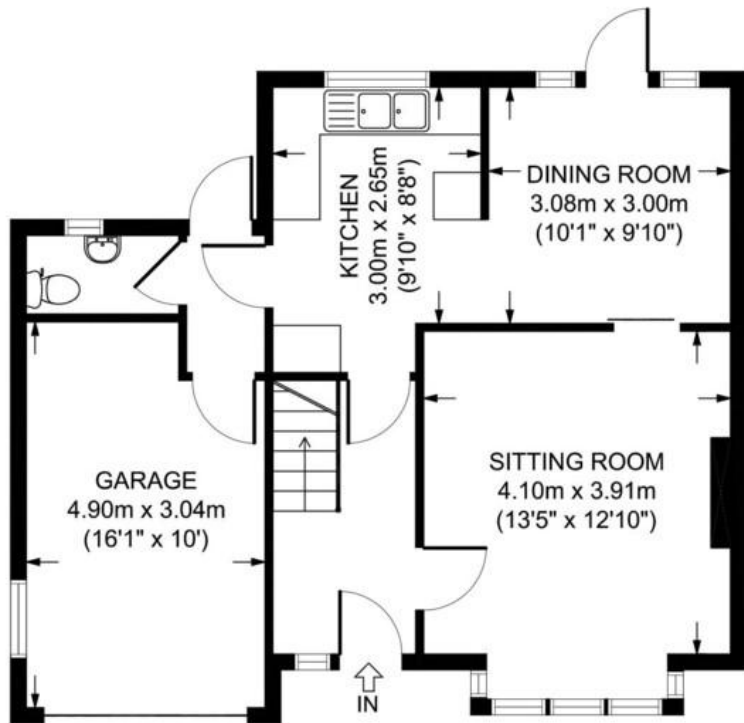
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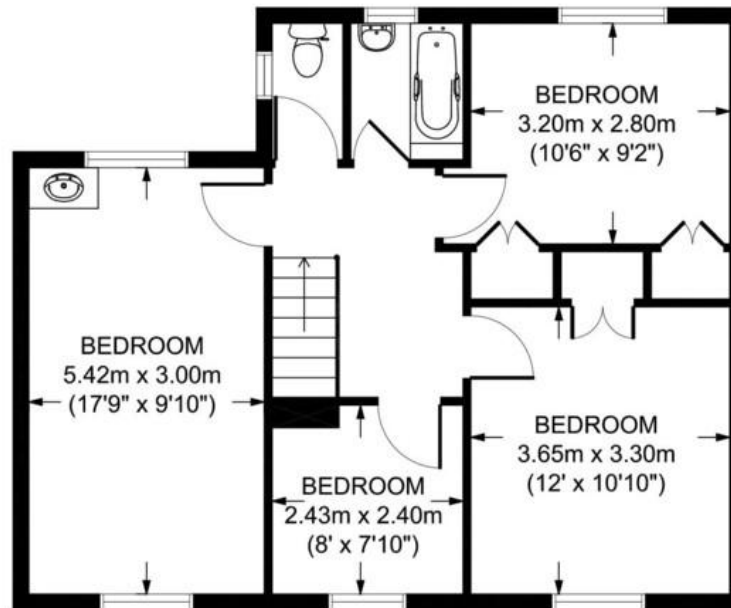








GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 667 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 635 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1302 SQ FT / 121 SQ M

All measurements of walls, doors, windows, fittings and appliances,

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
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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