



153  
White Hart





**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

# White Hart Chalgrove

A spacious family home steeped in village history, much improved whilst retaining its character and period features situated in this popular village of South Oxfordshire.

Accommodation summary: Sitting room, dining room, kitchen /breakfast room, five bedrooms, one en-suite, a family bathroom, a conservatory and a garage.

## SITUATION

The historic village of Chalgrove lies c.10 miles South-East of Oxford, between Stadhampton and Watlington and is within easy reach of the M40 and rail services to London and the Midlands. White Hart is within walking distance to the heart of the village. Chalgrove is a delightful village and has a lively community of about 3,000 people and offers a wide range of amenities including a primary school, GP surgery, a post office, grocery store, chemist, newsagent, pharmacy and florist, as well as three public houses. M40 (J7) 6 miles, Wallingford 9.4 miles, Watlington 3.7 miles, Oxford 10 miles, Didcot (Mainline Station to London Paddington 45 minutes) 12 miles, Haddenham & Thame Parkway (Chiltern Railway to London Marylebone 38 minutes) 12.5 miles.

## DESCRIPTION

Formerly the White Hart public house, White Hart is now a residential family home, is well situated in the heart of the High Street, on the upper bank of the Chalgrove stream. This striking residence was built in 1640, and remained a local drinking hole until about 1958, and was reputed to be the drinking haunt of John Hampden, the colonel mortally wounded at the battle of Chalgrove field in 1643. This "end of chain" property have been extensively updated and improved by the current vendors in the last few years, including new double-glazed windows and doors, central heating/on demand hot water system and electrical RCD switch boards, to name but three, whilst retained many of its original features, including exposed stone walls, vertical and horizontal beams, latch and brace doors and an impressive central inglenook fireplace.

As you enter the residence, by the main entrance hall, you will note the recently installed downstairs cloakroom, as well as the attractive quarry-tiled flooring to the hallway. The adjoining generous reception room, offers a more formal sitting area focused around the inglenook fireplace, complemented by a more relaxing family space, with newly fitted cast-iron wood burner, the whole enjoying numerous period features.

Via double doors, is the large dining room, with part exposed stone walling, open fireplace, tiled flooring and double french doors leading onto a small patio area. Through to the kitchen/breakfast room, there is ample space to accommodate a large breakfast table, if so desired, with a selection of farmhouse-style floor and wall units, with a fitted stainless steel "Kenwood" double oven/cooker with 6-ring gas hob, twin butler sink unit, open shelving, space for fridge-freezer and washing machine, oak work surfaces and corner bench area for small breakfast table. The kitchen also has two sets of double french doors, to the outside and the adjoining conservatory, with the added advantage of an independent staircase leading to a study/occasional bedroom area with connecting wc. The "Edwardian" style

conservatory, offering additional reception space, conveniently situated off the main kitchen area, with part exposed stone walling, wall lights and open views to the surrounding gardens.

To the first floor, there is a spacious galleried landing, with numerous side windows, connecting to all rooms. At the garden end of the landing, is the pretty master bedroom with exposed wall beam and contemporary en-suite shower room, with one and a half shower unit, low-level wc, pedestal wash-hand basin and attractive "metro" wall-tiling. There are three further good-sized bedrooms, all of considerable character, and a superbly-presented family bathroom with roll-top bath, low-level wc, pedestal wash-hand basin, tongue & groove panelled, exposed beams and good-quality wood laminate flooring.

Outside, the property has a large gravelled driveway leading to the double detached garage, offering off-street parking for numerous vehicles, with the garage itself, offering a great deal of potential, with power, light and converted loft space. The gardens are situated to the rear and side aspect, being mainly laid to lawn, with a raised kitchen garden, small patio, and surrounding borders, the whole enjoying a good degree of privacy.

**SERVICES** Gas central heating. Electricity and water connected.

**LOCAL AUTHORITY** South Oxfordshire District Council

**TAX BAND E**

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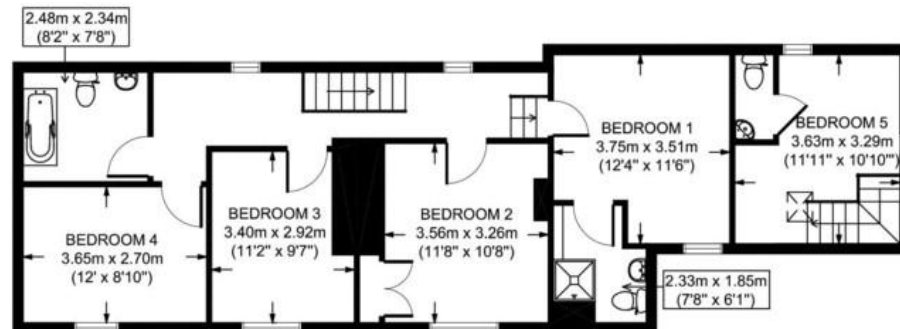
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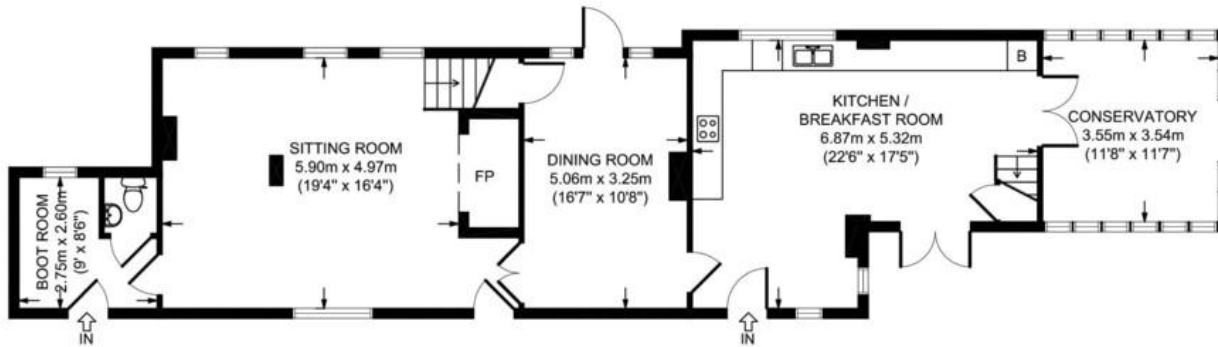




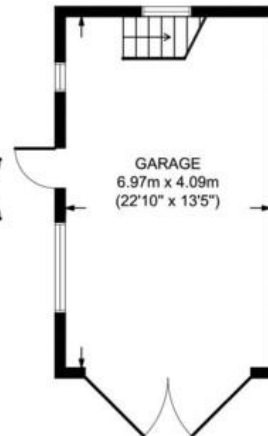




FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 872 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1109 SQ FT



GARAGE  
GROSS INTERNAL  
FLOOR AREA 301 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2282 SQ FT / 212 SQ M



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>	71	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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