



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

55 High Street, Chalgrove, Oxfordshire OX44 7SR



CHALGROVE

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.

55 high Street is positioned in the heart of this popular village, which 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/flowerist, as well as three public houses. There is also a bus service to Oxford and Watlington and plenty of wonderful countryside walks right on the doorstep.

Bedrooms 3 | Bathrooms 2 | Receptions 1 | EPC D



55 HIGH STREET

A much loved three bedroom home, which has been well maintained and improved by the current owners. The accommodation includes a spacious entrance hall with guest cloakroom/shower room, leading through to the well-proportioned kitchen/breakfast room with tiled flooring and a comprehensive range of wall and base level units. Overlooking the pretty front garden is a light and airy open plan front reception room/dining room with French doors opening out onto the side terrace.

On the first floor there are two generously sized double bedrooms, which benefit from useful built in storage and a third smaller bedroom. There is also a smart recently fitted shower room.

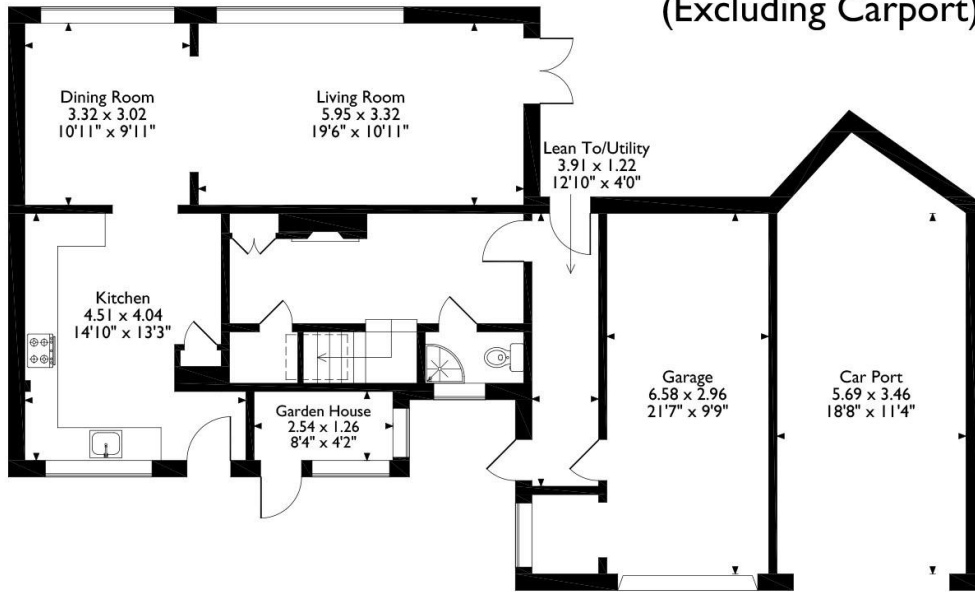
Externally the front garden is predominantly laid to lawn and there is also a paved terrace perfect for al fresco dining. To the rear of the property, which is also accessed by a private drive is a single garage with workshop area, carport and parking for multiple cars. This is a great home conveniently located within walking distance of the village's many amenities and with excellent access to Oxford and the M40.

SERVICES

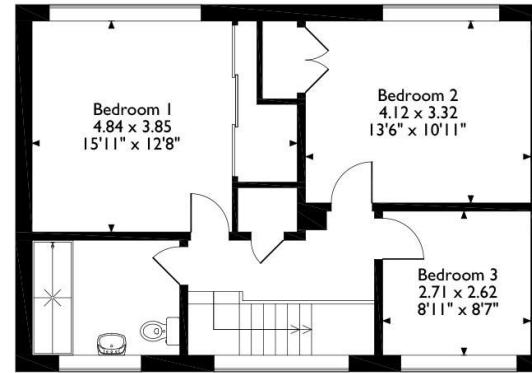
Mains gas and mains drainage
South Oxfordshire District Council – Band D
EPC rating D



55 High Street, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 128 Sq M/1378 Sq Ft
 Garage = 21 Sq M/226 Sq Ft
 Garden House = 3 Sq M/32 Sq Ft
 Total = 154 Sq M/1658 Sq Ft
 (Excluding Carport)



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RIC's Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Morgan and Associates and no guarantee as to their operating ability or their efficiency can be given.

Morgan & Associates
 The Old Post Office, Haseley Road, Little Milton, Oxon OX44 7PP
 Tel: 01844 279990 | Email: property@morganandassociates.co.uk
www.morganandassociates.co.uk



MORGAN & ASSOCIATES
 VILLAGE PROPERTY CONSULTANTS