



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

28 Clements Road, Chalgrove, OX44 7BJ



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.

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. There is also a bus service to Oxford and Watlington and plenty of wonderful countryside walks right on the doorstep.

Bedrooms 4 | Bathrooms 3 | Receptions 2 | EPC B
Services: Mains gas and mains drainage
South Oxfordshire District Council
Council Tax Band F



28 CLEMENTS ROAD

A thoughtfully designed and thermally efficient double fronted four bedroom detached home forming part of a small cluster of modern properties on the edge of the popular village of Chalgrove. Taking prime position in this gentle village expansion, with views towards open fields, this fabulous home wows as soon as you step through the front door.

A neat study or playroom is on the right as you walk in and adjoining the study is the cosy but spacious sitting room overlooking the garden. To the left is the generously proportioned dual aspect open plan kitchen/dining area. Sleek, clean lines, built in appliances and a breakfast bar all add to this well designed space, which is immensely practical for the modern family. A separate utility room means day to day household tasks can be conveniently tucked away out of sight. French doors lead from the kitchen/diner into the generous low maintenance and private lawned garden, with paved terrace perfect for al fresco dining.

Upstairs are four bedrooms, two with ensuite shower rooms and a separate family bathroom. The feeling of light and space continues throughout. As with the downstairs, careful consideration has been taken to how a modern family choose to live, the house delivers on practicality.

Outside, the property also has the added bonus of a double garage and plenty of parking.

Offering the coveted mix of connections, countryside life AND a modern home that needs no weekend DIY! This is a home that shouts comfort and convenience from every corner and it's ready to welcome its new owners.



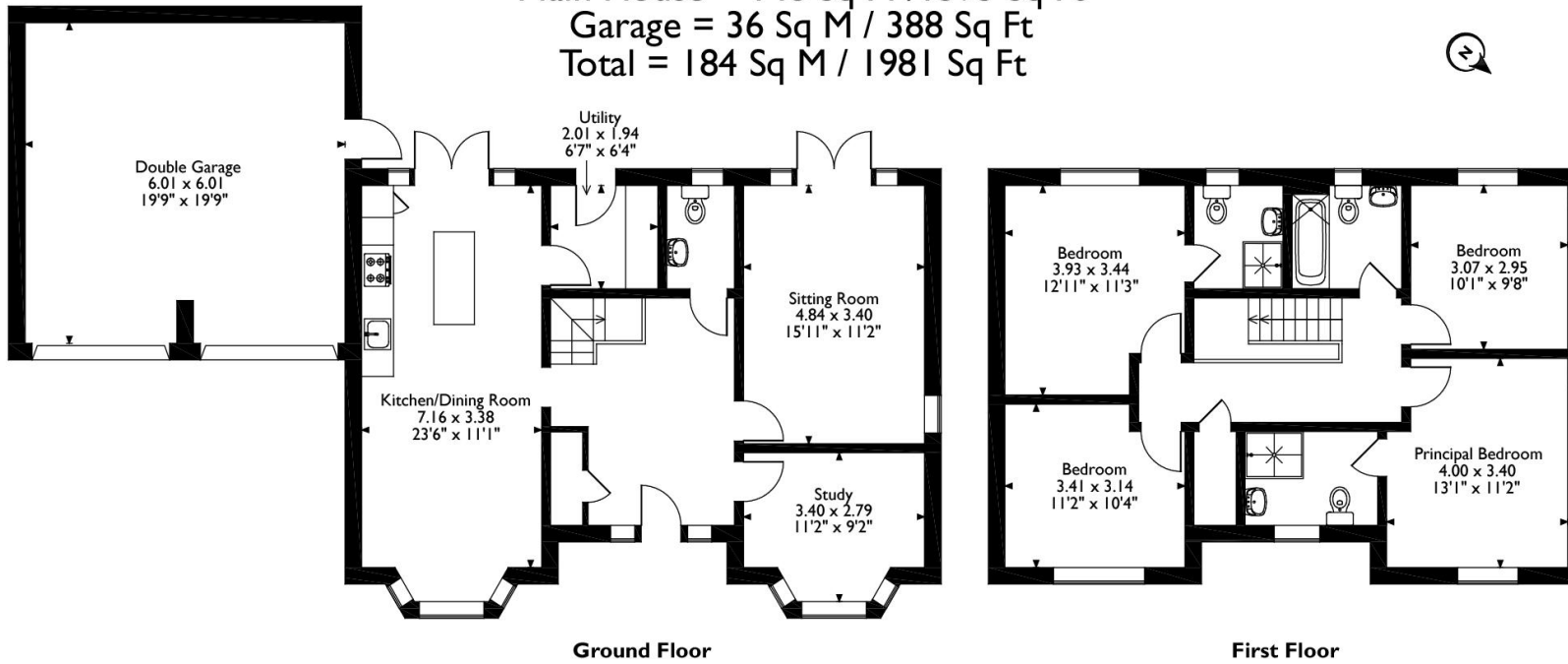
28 Clements Road, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area

Main House = 148 Sq M / 1593 Sq Ft

Garage = 36 Sq M / 388 Sq Ft

Total = 184 Sq M / 1981 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B		85	
(69-80) C			
(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	



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.

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

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