



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

The Well House, 77 High Street, Chalgrove, Oxfordshire OX44 7SS



CHALGROVE

A slice of local history - The Well House is a Grade II listed, four bedroomed home with considerable character and plenty of quirky charm. Sitting next to the babbling brook that runs through Chalgrove, this home is one of a number of 17th century properties in this popular village and a delightful peek into South Oxfordshire's past. Chalgrove is a large village in rural Oxfordshire, just 9 miles from the centre of Oxford and just over 10 minutes drive to the M40. The village itself is a mix of traditional cottages as well as contemporary homes, with a thriving local community and plenty of wonderful countryside walks right on the doorstep.

Bedrooms 4 | Bathrooms 2 | Receptions 2
Council Tax Band G | Mains Gas and Mains Drainage



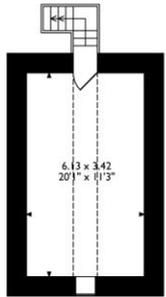
THE WELL HOUSE

The Well House is a classic late 1600's timber beamed cottage which has evolved over the centuries into a welcoming family home.

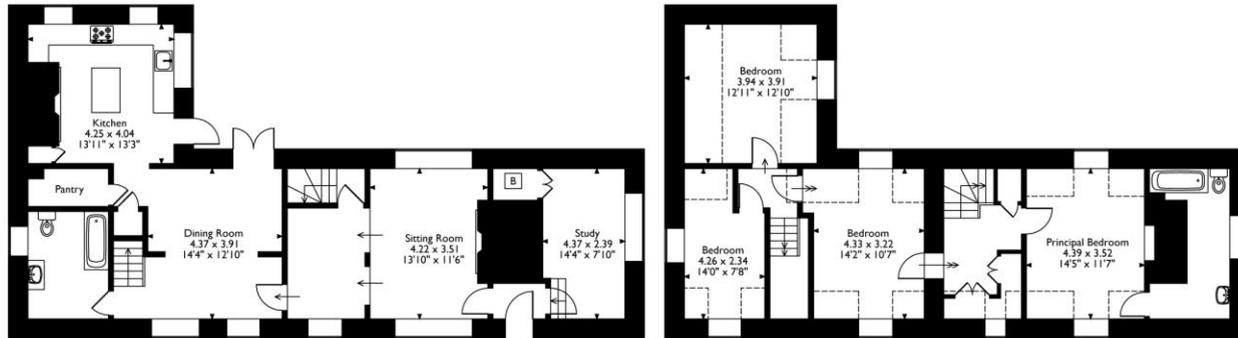
Entering the house through the old wooden front door and you find a study to your right and a warm, welcoming sitting room to your left. This room is home to a beautiful large inglenook, a beamed ceiling and more recent solid wood floor. Past the first set of stairs (there are two) and into the dining room, complete with yet more beams, characterful corners and doors out onto the garden. The dual aspect kitchen is next, situated in a more recent extension. It is fitted with attractive timber units and a quartz worktop. Another later fireplace features in this room with large woodburner at its heart and again, door access to the garden. There is also a full bathroom downstairs which while a very good size, would benefit from updating.

Upstairs there are four bedrooms, all different, all unique! The principal bedroom is large with high valued ceilings and a quirky ensuite tucked away around the corner. There are also two other doubles and a single which would be perfect as a child's or occasional bedroom. The charm is abundant throughout the property, and the opportunity is there to take these incredible period features and work with them to further enhance the character and update the house to suit a modern family.





The Well House, 77 High Street, Chalgrove, Oxford, Oxfordshire
Approximate Gross Internal Area
Main House = 158 Sq M/1701 Sq Ft
Garage = 24 Sq M/258 Sq Ft
Total = 182 Sq M/1959 Sq Ft



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.

Outside, the property benefits from two gardens - the one at the front full of cottage style planting leading to the charming village brook. The rear garden is mostly laid to lawn, private and a nice size with opportunity to enjoy the views of your own piece of 17th century history. A welcome addition is the separate garage and storage room above.

The Well House is a village home with character and charm looking for gentle updating and careful restoration. These properties are unusual finds because there aren't many of them - and they are even more special when they already make fabulous homes. The Well House is one to view, explore and fall in love with. Book your viewing today.

**VIEWINGS STRICTLY BY APPOINTMENT
THROUGH MORGAN & ASSOCIATES**

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



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