



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

2 The Springs, Chalgrove, Oxfordshire OX44 7QN



INTRODUCTION

2 The Springs is located in a small, quiet development of modern homes in the centre of the popular village of Chalgrove. An attractive red brick property, the interior is beautifully fitted, spacious and super modern with a lovely family sized garden at the rear.

Chalgrove is a large village, 9 miles from the centre of the historic city of Oxford and just over 10 minutes drive to the M40 with fast connections to London. The village itself has a wealth of traditional cottages as well as contemporary homes, a thriving local community, a village primary and plenty of countryside walks right on the doorstep.

Bedrooms 4 | Bathrooms 3 | Receptions 2 | EPC C



Built by Rectory Homes in 2007, 2 The Springs is one of only 6 properties in this small courtyard development in the heart of Chalgrove village. The property comes with generous parking and a sizeable double garage which is currently used as a large, well-equipped gym. Upon entering the property into the hall you'll find a study with bespoke built in shelves, cupboards and plenty of space for a desk. Perfect for a home office or children's playroom. The kitchen diner at the rear of the property is a generous space and immaculately fitted. Ultra-modern kitchen units and appliances are complemented by a shiny granite worktop, which flows into a comfortable seating area with double doors out onto the beautifully maintained garden.

Entered through large double timber doors with glazed panels, the living room is luxurious. With an integrated surround sound system, soft carpeting and plenty of space for sofas, the room is comfortable, generous and welcoming. Double glazed full height doors lead directly out onto the patio and lawn, creating a wonderful inside/outside space in the summer. The garden is a very good size and with neat planting, a paved seating area and lush lawn, with an attractive summer house in the corner to catch the sun from every angle. The ground floor also has the benefit of a utility room and downstairs toilet and washbasin.

Upstairs and the four double bedrooms are all beautifully maintained with deep, soft carpeting in every room. The landing is generous and the family bathroom is stylishly fitted with large grey tiles, a bath and separate shower. The main bedroom has its own large, light and bright ensuite bathroom and built in wardrobes sitting neatly under the gently pitched roof.

An absolutely fabulous property beautifully fitted and maintained and ready to move into tomorrow - 2 The Springs is a wonderfully light and comfortable home with space and style throughout.




2 The Springs, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area
Main House = 212 Sq M/2282 Sq Ft
Outbuilding = 5 Sq M/54 Sq Ft



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	84
(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 	

SERVICES: Gas central heating, mains water and mains drainage.

COUNCIL TAX BAND: F
South Oxfordshire District Council

VIEWINGS STRICTLY BY APPOINTMENT THROUGH MORGAN & ASSOCIATES

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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