



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

1 Broadway Close, Chalgrove, OX44 7AY



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.

1 Broadway Close is discreetly tucked away down a private close in 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/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 2 | Receptions 1 | EPC C



1 BROADWAY CLOSE

A contemporary home, beautifully designed and finished, tucked away down an extremely attractive drive in the popular village of Chalgrove. This four bedroomed home is stylishly fitted and full of fantastic, practical square footage.

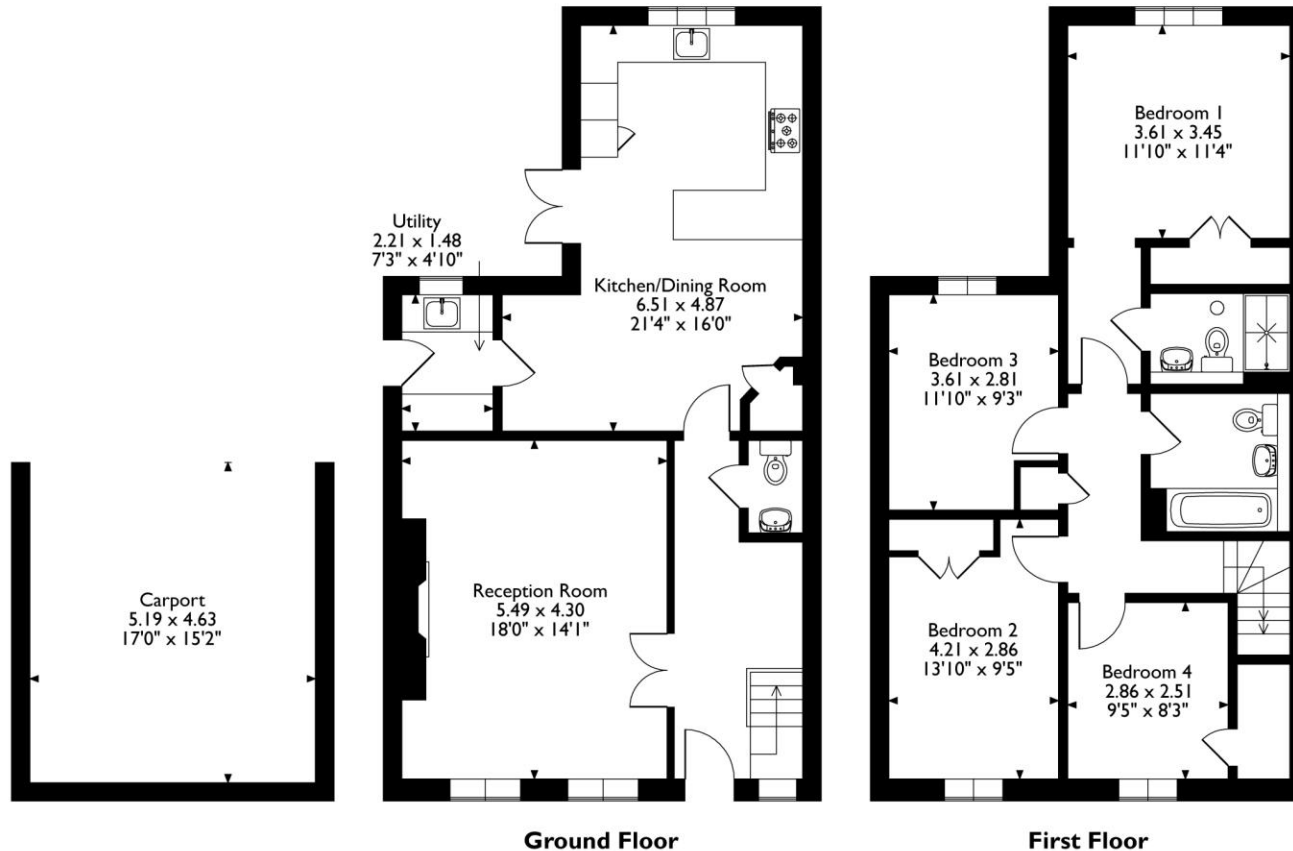
1 Broadway Close makes a great first impression. Built in 2011 and situated on a private close, the approach to the property is green and spacious, with attractive landscaped communal grounds. A gravel drive leads to the nicely designed car port (the property comes with parking for two cars) and the house itself has a neat front garden. Semi-detached and built of pleasing red brick; the home is an example of what nice modern design can achieve.

As you enter the property, the living room is on the left, through oak framed double doors. The space itself is generous and beautifully decorated with a feature wood burning stove at its heart. The kitchen is conveniently situated at the rear of the property with separate utility room and access out onto the garden. Contemporary, smart and stylish, the kitchen has the added bonus of a breakfast bar as well as space for a dining table.

Upstairs, there are four bedrooms - three large doubles with one slightly smaller double at the front which would make a perfect child's room or home office. The main bedroom is at the rear of the property and has built in wardrobes as well as its own ensuite shower room. Immaculately presented, this shower room has a light tunnel to bring in natural light to this internal space. The main family bathroom features the same natural light source and is, again, beautifully presented with a bath and shower overhead.



I Broadway Close, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 134 Sq M/1442 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		88
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

The rear garden is very well tended and mostly laid to lawn. There is also a paved terrace perfect for al fresco dining. It's a manageable size but with plenty of space to enjoy the peace and quiet.

This is a really great modern development. ALWAYS popular, it's not hard to see why Broadway Close homes are sought after. Great space, thoughtfully designed, in an extremely attractive setting, this is a fantastic home to move straight into.

SERVICES

Mains gas and mains drainage
 South Oxfordshire District Council
 Council Tax Band E
 Service charge – c.£400 p/annum

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.

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