



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 Saw Close, Chalgrove, OX44 7TW



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.

It has a thriving local community and offers a wide range of amenities including a primary school, GP surgery, post office, church, grocery store, newsagent, pharmacy, delicatessen, 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



4 Saw Close

A very well presented three bedroom semi-detached home, conveniently located within walking distance of the village's many amenities.

The accommodation includes an entrance porch, leading through to a generous light and airy dual aspect sitting room with sliding doors out onto the delightful garden.

Adjoining the sitting room is a well-presented modern kitchen with door access through to the garden, ground floor guest cloakroom and door access to the integral garage with utility area.

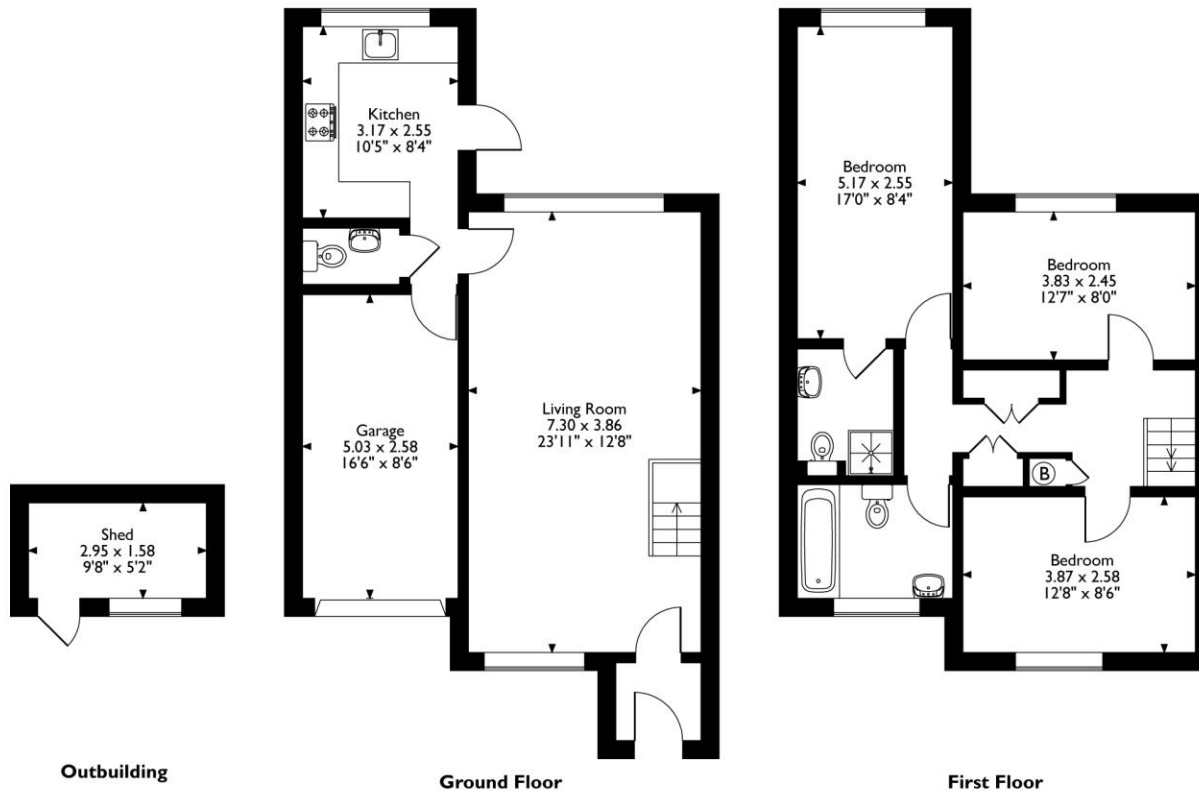
The house has been extended to provide a great size principal bedroom with ensuite shower room, two further double bedrooms, lots of useful fitted storage cupboards and a good size family bathroom with bath and shower overhead.

Externally the property includes driveway parking to the front and additional parking to the rear, a lovely garden which is predominantly laid to lawn with a paved terrace, mature borders, raised bed and shed.

This is a great home perfect for both upsizers and downsizers alike.



4 Saw Close, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 110 Sq M/1184 Sq Ft
 Outbuilding = 5 Sq M/54 Sq Ft
 Total = 115 Sq M/1238 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		83
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

SERVICES: Electric heating, mains water and mains drainage

Council tax band: C

South Oxfordshire District Council

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.

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