



MORGAN & ASSOCIATES

VILLAGE PROPERTY CONSULTANTS

4 Adeane Road, Chalgrove, OX44 7TQ



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.

4 Adeane Road is tucked away down a quiet no through road 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, 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 ADEANE ROAD

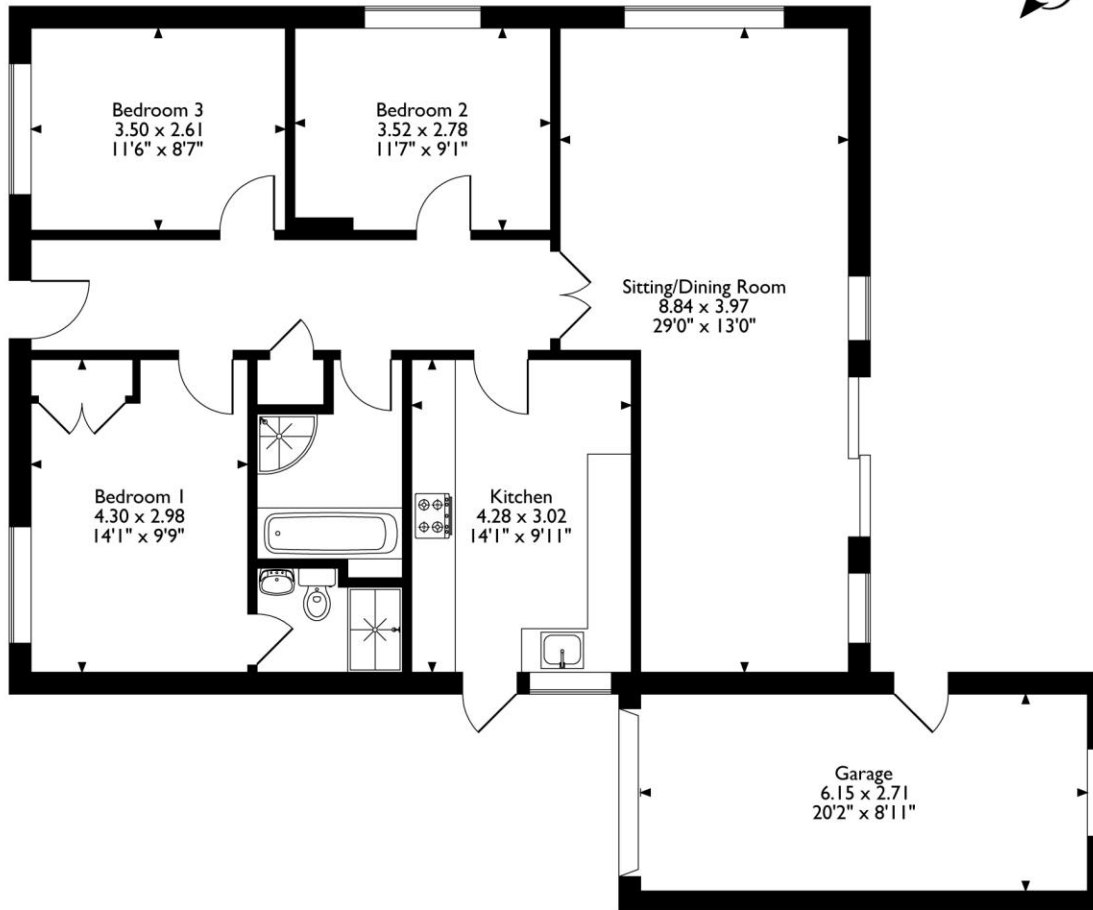
This is a well-presented home, which has been much improved over the years by the current owners and offers well-proportioned living accommodation on a quite village lane, with very little through traffic. It is ideally situated within walking distance of the village's many amenities.

The house features a welcoming central hallway, leading through to a light and airy dual aspect open plan sitting room/dining room with sliding doors opening onto the paved terrace. This room is ideal for both family living and entertaining. Adjacent to the sitting room is a well-presented kitchen with ample storage space and side door to the covered driveway. The principal bedroom with ensuite shower room is located to the front of the property and the accommodation includes two further similar size double bedrooms as well as a family bathroom with bath and separate shower.

Externally there is a block paved driveway providing off street parking for several cars, single garage with power and gardens to both the front and rear, which are predominantly laid to lawn. The property also includes a gated side access.



4, Adeane Road, Chalgrove, Oxford, Oxfordshire
 Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Garage = 17 Sq M/183 Sq Ft
 Total = 117 Sq M/1259 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(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: E
 South Oxfordshire District Council

**VIEWINGS STRICTLY BY
 APPOINTMENT THROUGH
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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.

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