



**MORGAN & ASSOCIATES**

VILLAGE PROPERTY CONSULTANTS

15 Chibnall Close, Chalgrove, OX44 7SD



## 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.

This is a 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 1 | Receptions 1 | EPC D**  
**South Oxfordshire District Council. Council Tax Band D.**  
**Mains Gas, mains water and mains drainage.**



## 15 CHIBNALL CLOSE

This much loved three-bedroom semi-detached home, offered with no onward chain, has been well-maintained but presents an opportunity for some modernisation and potential extension, subject to planning approval.

The accommodation includes an entrance porch, leading through to a well-proportioned dual aspect sitting room with open fireplace and French doors opening onto the paved terrace and delightful garden beyond.

There is a separate kitchen adjoining the sitting room, which also overlooks the garden. The kitchen includes a range of fitted wall and base level units, as well as side door access to the covered walkway, which runs the length of the property.

Upstairs, the home offers two generously sized double bedrooms and a third smaller bedroom, along with a family bathroom that includes both a bath and a separate shower.

Externally, the property features a small front garden, driveway parking and an integral garage. At the rear, you'll find a mature garden with central lawn, planted borders and a greenhouse.

Situated at the end of a quiet no-through road, this home is conveniently located within walking distance of the village's amenities and offers excellent transport links to Oxford and the M40.



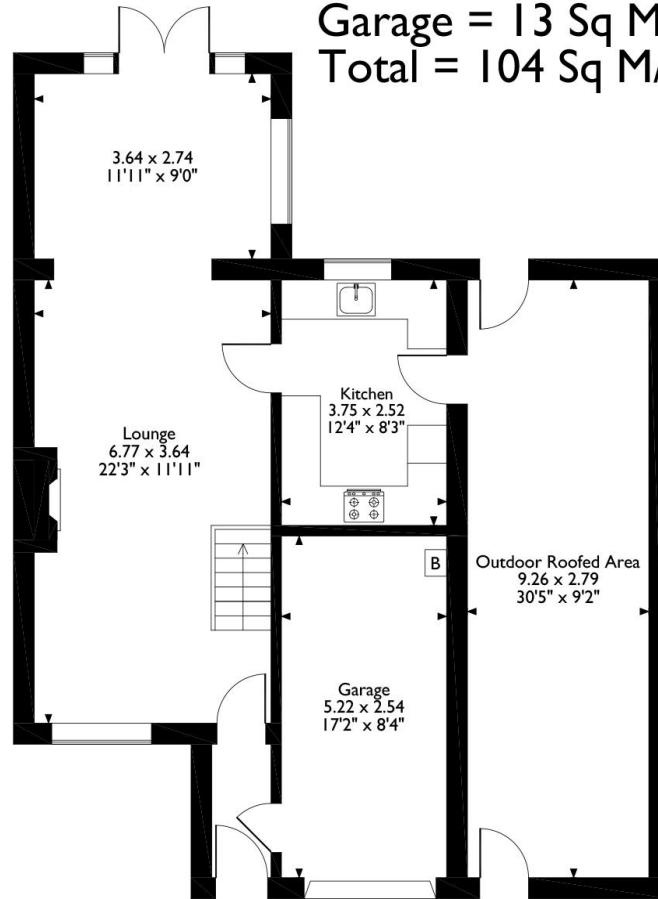
# 15, Chibnall Close, Chalgrove, Oxford, Oxfordshire

Approximate Gross Internal Area

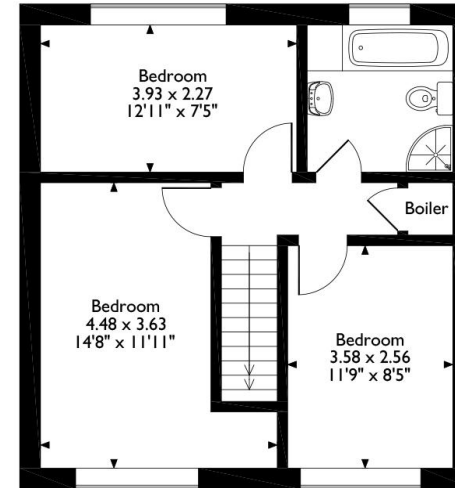
Main House = 91 Sq M/980 Sq Ft

Garage = 13 Sq M/140 Sq Ft

Total = 104 Sq M/1120 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.

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) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Morgan & Associates

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