

WE VALUE



YOUR HOME



High Street, Chalgrove  
£975,000



## An Immaculately Presented Four-Bedroom Home in the Heart of Chalgrove

Set behind a charming dry-stone wall with traditional lantern-topped pillars, this impressive home offers both privacy and kerb appeal. A gravel driveway leads to a generous parking area and a detached double garage, setting the scene for what lies beyond.

Inside, the property offers a superb balance of character and contemporary comfort, with a flexible layout to suit a range of lifestyles. The welcoming kitchen/breakfast room is fitted with high-end integrated appliances, an island bar, and underfloor heating, creating a stylish and practical hub for family life. The generous reception room is filled with natural light and features a log burner, while the inviting lounge includes an inglenook fireplace and log burner, along with a cleverly concealed bookcase doorway leading to an additional family room. A utility room and cloakroom complete the ground floor.

Upstairs are four well-proportioned double bedrooms, including a principal bedroom with a walk-in wardrobe and en-suite shower room, and a second bedroom with its own en-suite. A family bathroom serves the remaining bedrooms.

The outdoor spaces are equally impressive. A stunning courtyard provides an ideal setting for entertaining or relaxing, while a generous paved terrace is framed by gravelled borders, raised planters, and mature shrubs. Beyond this, a further garden area offers a neatly kept lawn enclosed by established hedging and trees, ensuring excellent privacy. This section also includes a garden shed and an additional seating area.

Perfectly positioned within easy walking distance of Chalgrove's shops and amenities, this exceptional home also provides convenient access to Oxford and London via the M40.





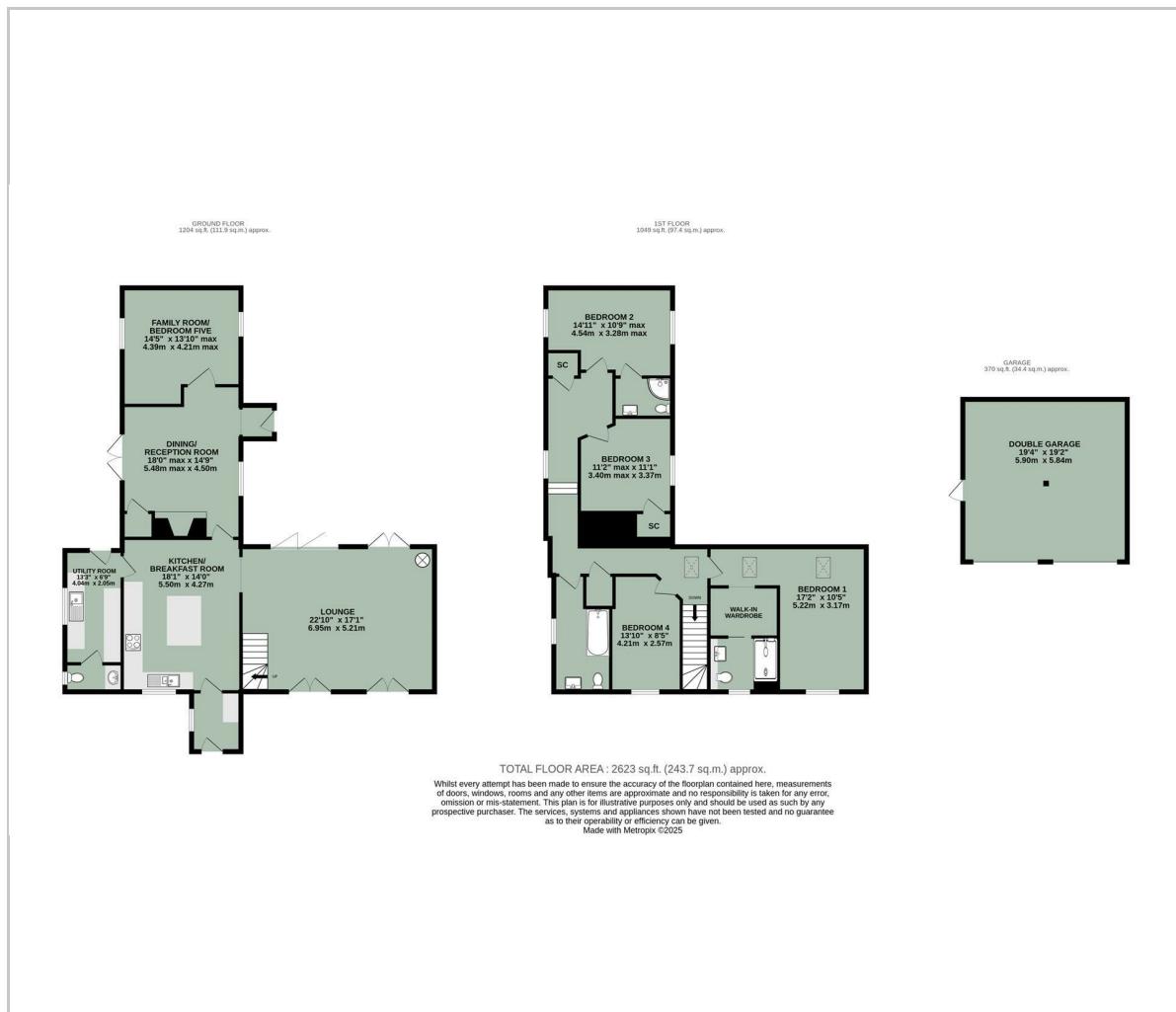
- IMMACULATEDLY PRESENTED THROUGHOUT
- FOUR SPACIOUS & VERSATILE RECEPTION ROOMS
- STYLISH KITCHEN/BREAKFAST ROOM FITTED WITH INTEGRATED APPLIANCES & UNDERFLOOR HEATING
- SEPARATE GARDEN & COURTYARD PROVIDING DISTINCT OUTDOOR SPACES
- FOUR DOUBLE BEDROOMS, TWO FEATURING EN-SUITE FACILITIES
- DRIVEWAY WITH GENEROUS OFF-STREET PARKING & ACCESS TO DOUBLE GARAGE
- DISCREET BOOKCASE DOORWAY ADDING A UNIQUE FEATURE
- SHORT WALK TO VILLAGE SHOPS, PUBS & AMENITIES
- CONVENIENT ACCESS TO OXFORD & LONDON VIA THE M40

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

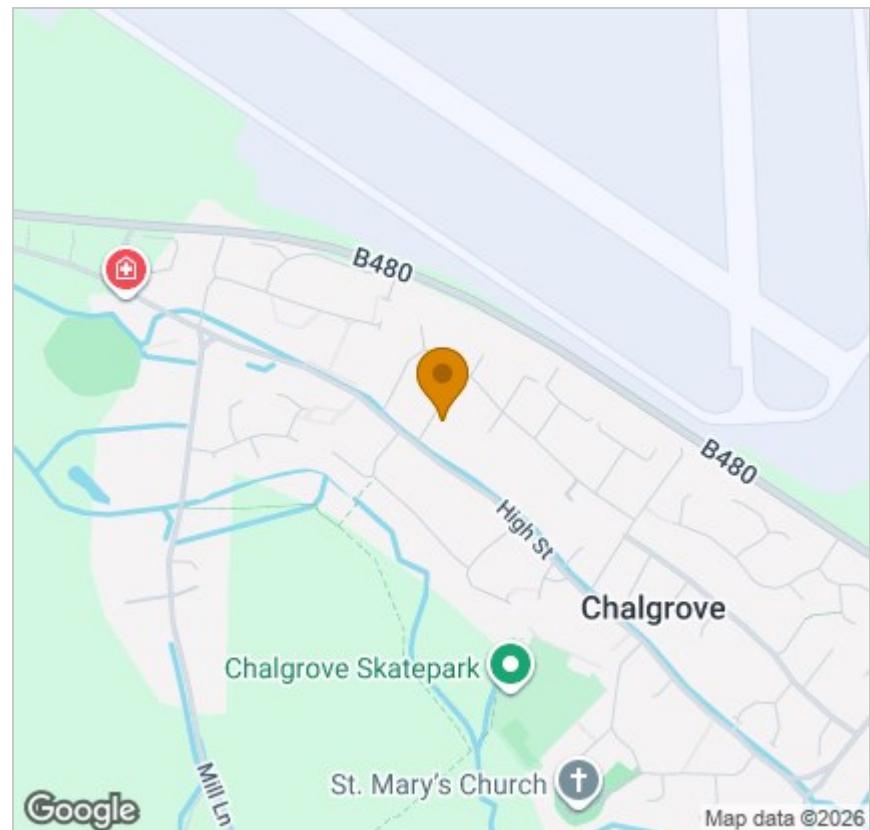
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

Energy Efficiency Graph

## Floor Plan



## Area Map



## Viewing

Please contact our In House Sales & Lettings Office on 01491 839999 opt.1 if you wish to arrange a viewing appointment for this property or require further information.

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28 St Martins Street, Wallingford, Oxfordshire, OX10 0AL  
Tel: 01491 839999 opt. 1 Email: [sales@inhouseestateagents.co.uk](mailto:sales@inhouseestateagents.co.uk) [www.inhouseestateagents.co.uk](http://www.inhouseestateagents.co.uk)