

WE VALUE



YOUR HOME



Vicarage Close, Chalgrove  
£330,000



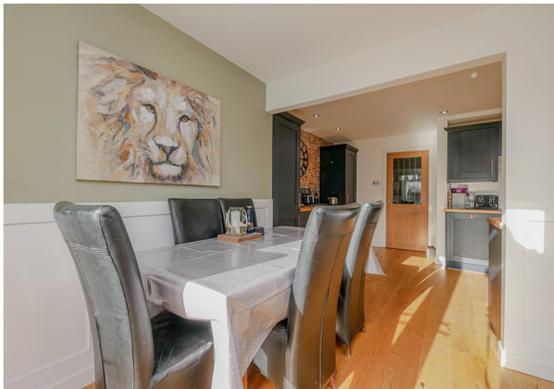
Situated in the village of Chalgrove, this well-presented two-bedroom home offers an ideal balance of village charm and commuter convenience, with excellent road links providing easy access to Oxford, Reading and the M40.

The ground floor welcomes you with an entrance porch leading into a cosy lounge, complete with a charming log burner—perfect for relaxing evenings. To the rear, a modern kitchen/dining room provides a sociable space for everyday living and entertaining, with double doors opening onto a sunny south-west facing garden, ideal for enjoying afternoon and evening sun.

Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom. Outside, the home continues to impress with a garage, incorporating a useful utility-style area to the rear, while the driveway provides off-street parking for up to four vehicles.

#### What the Owner Says...

“The neighbourhood is really friendly and quiet. It’s just a short 2–3 minute walk to the shops, pubs, parks and green spaces. It has a lovely countryside feel while still being close to amenities.”





- SOUTH-WEST FACING REAR GARDEN
- MODERN KITCHEN/DINING ROOM
- LOUNGE WITH LOG BURNER
- TWO DOUBLE BEDROOMS
- CLOSE TO M40 PROVIDING EASY ACCESS TO OXFORD & READING
- GARAGE & OFF-STREET PARKING FOR UP-TO FOUR VEHICLES
- WELL-PRESENTED THROUGHOUT



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

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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