



Mill Lane
Chalgrove

Carter Jonas

JOHN HAMPDEN COTTAGE MILL LANE, CHALGROVE OX44 7SL

2 double bedrooms & 1 bathroom
Kitchen/dining room
Separate sitting room
Single garage

DESCRIPTION

A charming Grade II listed detached thatched cottage situated in this popular village, just over 9 miles from Oxford and 10 minutes from the M40.

The property is set towards the back of the plot and enjoys views to the rear over open fields

The accommodation boasts a wealth of character with exposed timbers evident both internally and externally. It has been stripped out by the vendor ready for refurbishment to commence. A pre application planning advice report is also available from South Oxfordshire District Council. A full measured survey of the property is also available.

The ground floor accommodation comprises a hall, sitting room, kitchen/dining room, bedroom and shower room with the first floor providing a large landing and a further bedroom.

The gardens approach 0.2 acres and are mainly lawned with established trees and shrubs. There is driveway parking for 2-3 cars.

LOCATION

The village itself has a wealth of traditional cottages, a thriving local community, a primary school and many wonderful countryside walks right on the doorstep. The cottage is named after John Hampden, an eminent politician who fought in the Battle Of Chalgrove Field in 1643 during the English Civil War.

A CHARMING, TWO-BEDROOM, DETACHED THATCHED GRADE II-LISTED COTTAGE IN NEED OF UPDATING, SET IN GROUNDS APPROACHING 0.2 OF AN ACRE.



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX44 7SL

Tenure: Freehold
Grade II Listed
Council Tax: Band D
Mains electricity, water and drainage
Local authority: South Oxfordshire District Council

Mobile and broadband signal at the property can be checked at www.checker.ofcom.org.uk



Approximate Gross Internal Area 717 sq ft - 67 sq m

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 205 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		39
(21-38)	F		
(1-20)	G	14	
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT INFORMATION

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