



MILL LANE, CHALGROVE
Guide price £425,000

Carter Jonas

JOHN HAMPDEN COTTAGE, 73 MILL LANE, CHALGROVE, OX44 7SL

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.

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 a single garage and driveway for 2 cars.

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 First English Civil War. at the time who fought in the war.

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



- Detached thatched cottage
- Grade II listed
- 2 bedrooms
- In need of updating
- Grounds approaching 0.2 acres.
- Garage
- Popular village location.

TENURE Freehold

LOCAL AUTHORITY South Oxfordshire District Council

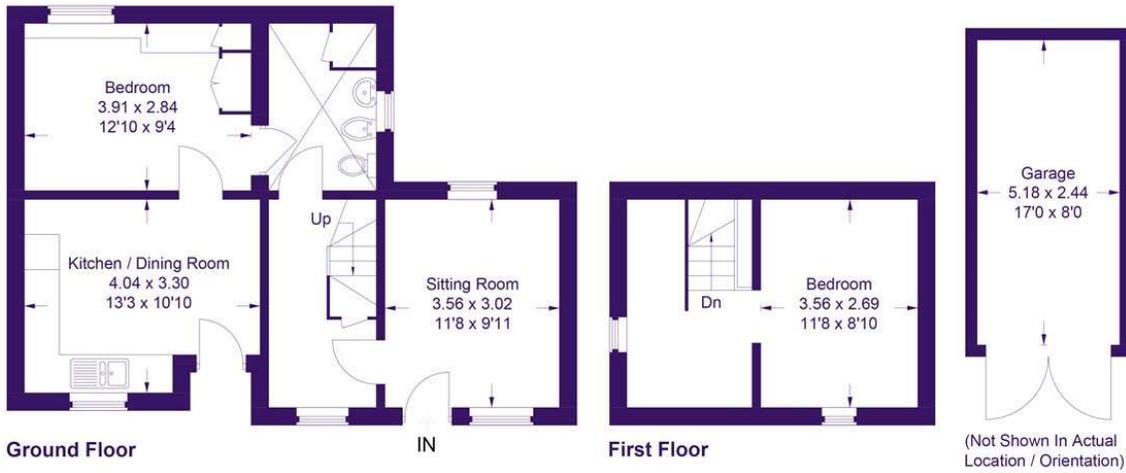
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John Hampden Cottage, 73 Mill Lane

Approximate Gross Internal Area
 Ground Floor = 48.9 sq m / 526 sq ft
 First Floor = 17.7 sq m / 190 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 79.3 sq m / 853 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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| Energy Efficiency Rating | | Current | Potential |
|--|---|---------|-----------|
| Scale from 1 (lowest) - 10 (highest) costs | | | |
| 91-100 | A | | |
| 81-90 | B | | |
| 71-80 | C | | |
| 61-70 | D | | |
| 51-60 | E | | |
| 41-50 | F | | |
| 31-40 | G | 14 | 39 |
| Scale from 1 (lowest) - 10 (highest) costs | | | |
| EU Directive 2002/91/EC | | | |
| England, Scotland & Wales | | | |

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