



1 The Green, Fawler

Breckon & Breckon
EST. 1847

1 The Green

Fawler OX7 3AN

Nestled in the heart of a desirable hamlet this period home enjoys views across farmland, an abundance of period charm, and a mature, well-tended garden with extensive vegetable patch. A spacious entrance hall with flagstone floor leads to the comfortable, triple-aspect sitting room with its myriad of beams and stunning stone inglenook fireplace housing a stove. The well-appointed cottage-style kitchen flows to a light and airy dining room again with stove creating a cosy atmosphere for family entertaining. A second, dual-aspect reception room also enjoys a wood-burning stove on a flag hearth with a beam over. The utility room plus the cloakroom complete the ground floor picture. The staircase from the dining room leads to an ensuite bedroom which has a delightful balcony with wonderful views. The stairs from the hallway lead to four double bedrooms, a bathroom with stand-alone bath and shower plus separate cloakroom. There is plenty of private parking space at the front of the house leading to the garage.

Delightful gardens afford a high degree of privacy and various patio areas are fabulous for alfresco dining whilst taking in the wonderful countryside beyond.

Guide Price: £900,000

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Generous with view







Council Tax:
Band G - £3,516.15

Parking
Ample driveway
parking plus garage

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		64	82

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“Agent's comment”

Offering 2,838 sq ft of characterful living space, this beautifully presented family home is perfectly set with beams, exposed stone, fireplaces and natural light.

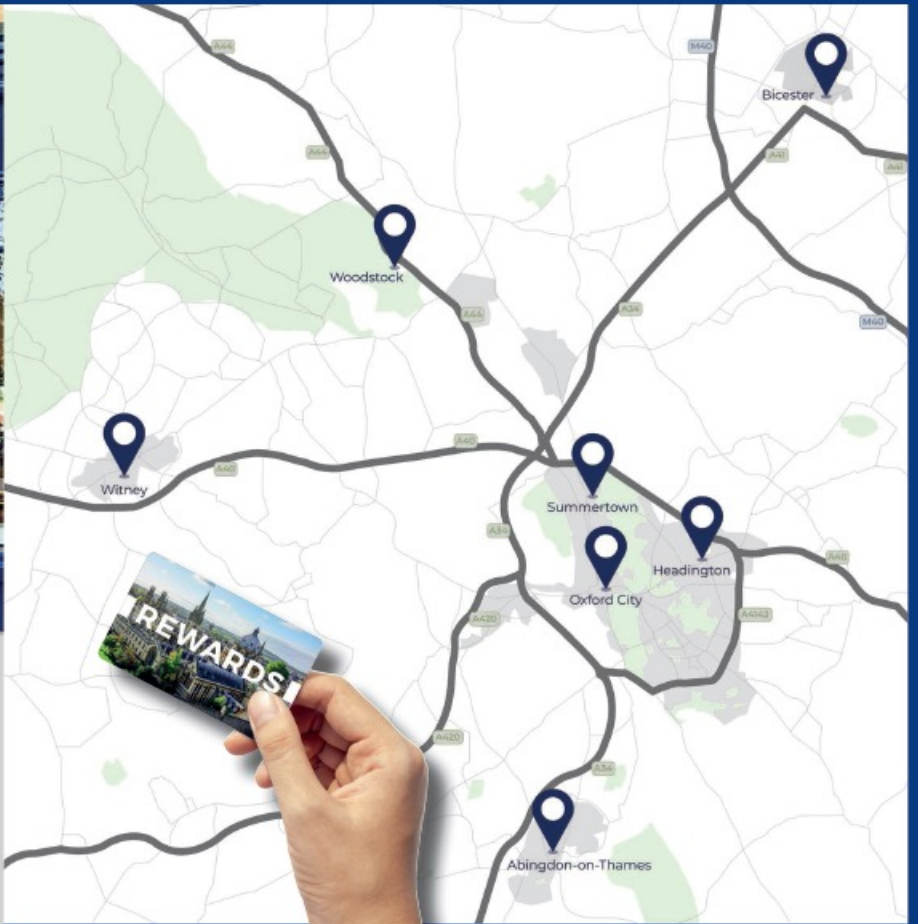
The delightful rural location offers countryside walks and wonderful farmland views yet it's a short drive to the cosmopolitan town of Charlbury with London rail link.

Properties of this nature are seldom seen on the open market and an appointment to view is highly recommended.



Approximate Gross Internal Area = 263.78 sq m / 2838 sq ft
 Garage & Sheds = 28.8 sq m / 310 sq ft
 Total = 292.58 sq m / 3148 sq ft





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