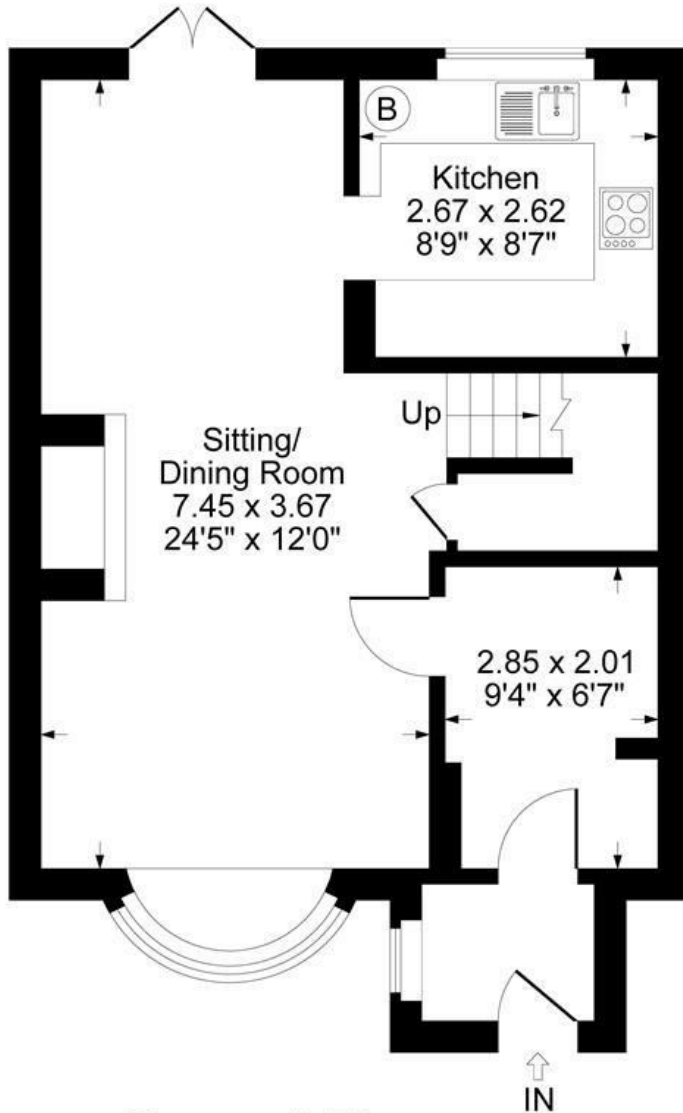




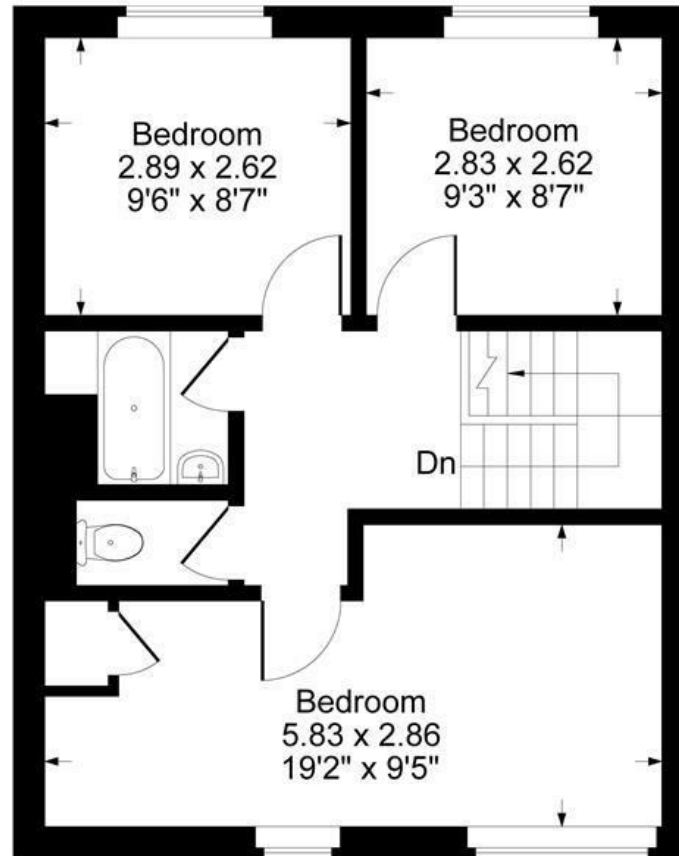
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Woodfield Drive, Charlbury, Chipping Norton

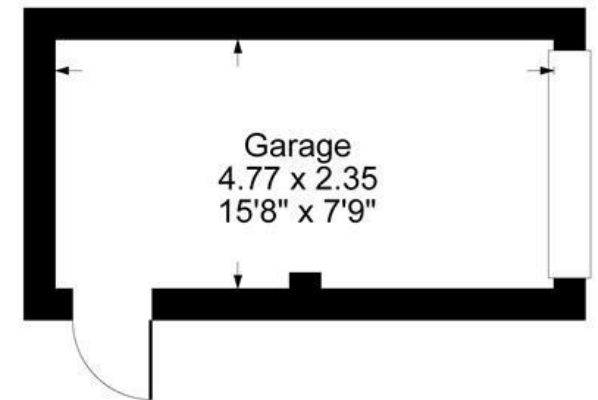




Ground Floor



First Floor



Garage

Approximate Gross Internal Area  
Ground Floor = 46.92 sq m / 505 sq ft  
First Floor = 43.43 sq m / 467 sq ft  
Garage = 11.06 sq m / 119 sq ft  
Total Area = 101.41 sq m / 1091 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.

**The Property**

7 Woodfield Drive is well positioned on the outskirts of the town.

The property has the advantage of a private enclosed garden and door onto it's own garage which has light and power, and within easy walking distance of the town centre and nearby mainline Railway Station.

On the ground floor a good size entrance porch lead onto a spacious entrance hall leading onto a large living/dining room with fireplace and parquet flooring, with a well appointed kitchen with mains gas central heating boiler..

On the first floor there is a master bedroom with two further bedrooms, bathroom and separate WC.

**Situation**

Charlbury is an ancient market town well situated in the Oxfordshire Cotswolds. It has become increasingly popular in recent years with those seeking the benefits of a country lifestyle yet requiring easy access to London, Oxford and other major centres. The town retains a mainline railway station (Oxford approx. 20 minutes, London Paddington approx. 70 minutes) and enjoys the majority of useful amenities, shops, professional and medical services. Charlbury has several pre-school nurseries and an excellent primary school. The entire town is designated as a Conservation Area and is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distant by road.

**Directions**

From our Charlbury office proceed via Sheep Street continuing down the hill and into Hixet Wood. Take the first left-hand turn at the top of the hill into Woodfield Drive, where the property will be found on the left hand side.

**Tenure**

Freehold

**EPC Rating**

"D" 65

**Local Authority**

West Oxfordshire District Council

**Council Tax**

band c

2023 - 2024 - £1,959.03 per annum.

**Viewing Arrangements**

Strictly by appointment through the agent, Fairfax and Company, Charlbury. Tel: 01608 811146 Email: [charlbury@fairfaxandcompany.co.uk](mailto:charlbury@fairfaxandcompany.co.uk)

**Agents Notes**

Fairfax & Co. have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.













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