



**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Potter Close, Charlbury, Chipping Norton



**Ground Floor**

**First Floor**

Approximate Gross Internal Area  
 Ground Floor = 66.49 sq m / 716 sq ft  
 First Floor = 85.35 sq m / 919 sq ft  
 Garage = 19.09 sq m / 206 sq ft  
 Total Area = 170.93 sq m / 1841 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## **The Property**

Built and completed in 2018 to a high standard of build quality and finish, this four-bedroom, three-bathroom property sits in a desirable position within the town of Charlbury. The property offers light and airy open plan accommodation to the ground floor to include a tiled entrance hall, kitchen complete with fully integrated appliances including oven, microwave, fridge, freezer, and dishwasher, composite Silestone worktops and tiled flooring. There is a separate utility room with a sink, plumbing for washing machine and dryer and internal access to the garage. There is a good-sized dining and living area with bi-fold doors offering open access to the attractive rear garden - perfect for al fresco dining and entertaining. There is also a large storage cupboard and WC. The ground floor is serviced by underfloor heating throughout. Carpeted stairs take you to the first floor where there are four bedrooms with two offering built in storage and ensuite shower rooms. Completing the first floor is a spacious family bathroom. Each room offers spectacular views out to the woodland at the rear or the Oxfordshire countryside to front.

## **Outside**

To the front of the property there is space for two vehicles and access to the single garage. Gated paths give access to the rear garden on both sides of the property. The rear garden is a fabulous space. Mainly laid to lawn with raised beds and decking and the addition of patio areas offering a private and tranquil place to appreciate the surroundings and is perfect for al fresco dining and entertaining.

## **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 distance by road.

Service Charge: £450.00 per annum for management of communal areas including woodland.

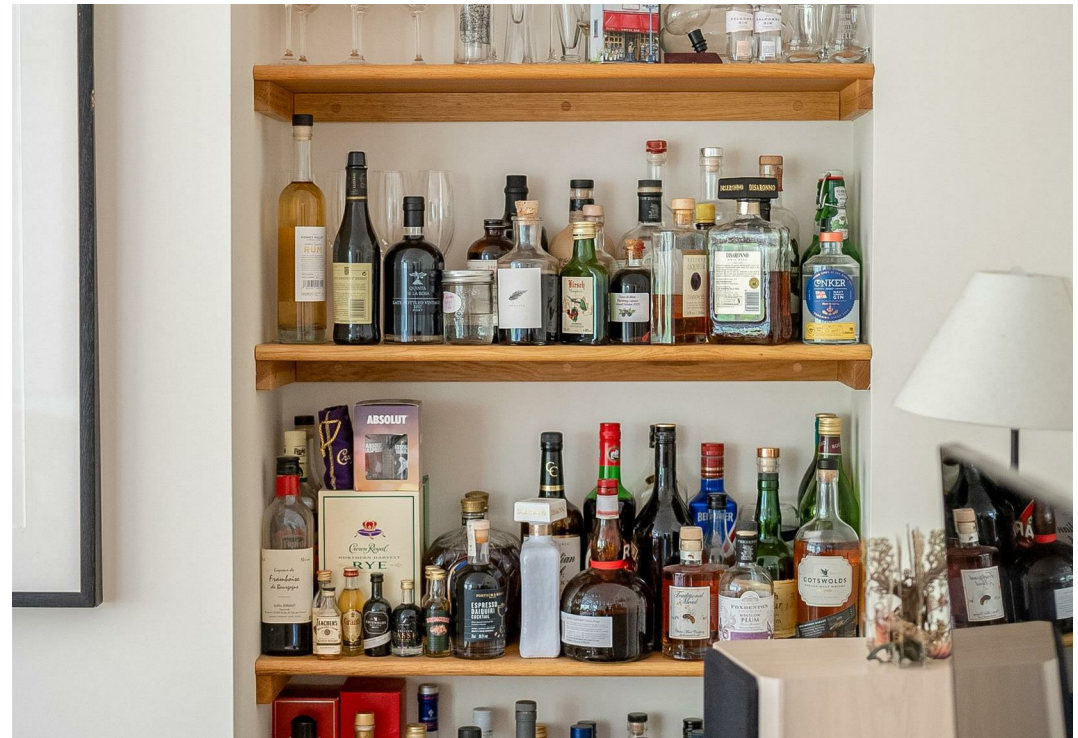
Services: Mains Gas, Electric and Water.

EPC – B

Council Tax Band - F









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