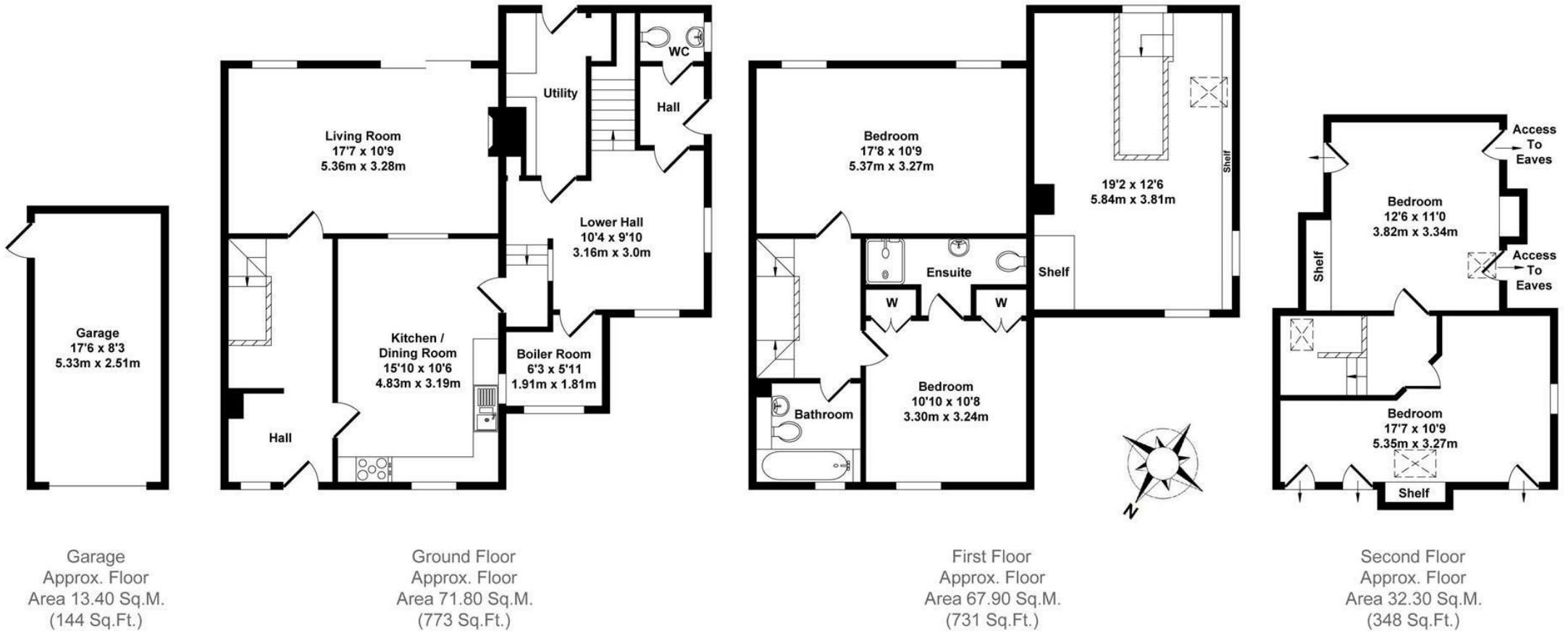




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ESTATE AGENTS

Wychwood Paddocks, Charlbury, Chipping Norton



All items illustrated on this plan are included in the "Total Approx Floor Area 1996 Sq.Ft. (185.40 Sq.M.)"

Description

The ground floor comprises an entrance porch, a spacious and well-lit entrance hallway, a nicely appointed kitchen/diner, and a living room featuring a gas fireplace. Adjacent to the kitchen are stairs leading to the extended section of the property, housing a dining room, WC, utility room and stairs leading to a wonderfully spacious office area.

Moving to the first floor, there's a principal bedroom with a built-in wardrobe and its own en-suite shower room, along with another generously sized double bedroom boasting two windows overlooking the rear garden. Completing this level is the family bathroom.

Ascending to the second floor, you'll find two bedrooms featuring Velux windows framing the best views in the house, with additional storage cleverly incorporated into the eaves.

Outside

To the front of the property there's parking space for two vehicles, along with access to the single garage. The rear garden is delightful; it faces south and includes a large patio area with apple and pear trees, providing a private and lovely setting to enjoy the surroundings. This space is ideal for outdoor dining and entertaining. Additionally, there's a door giving access to the garage.

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.







1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808