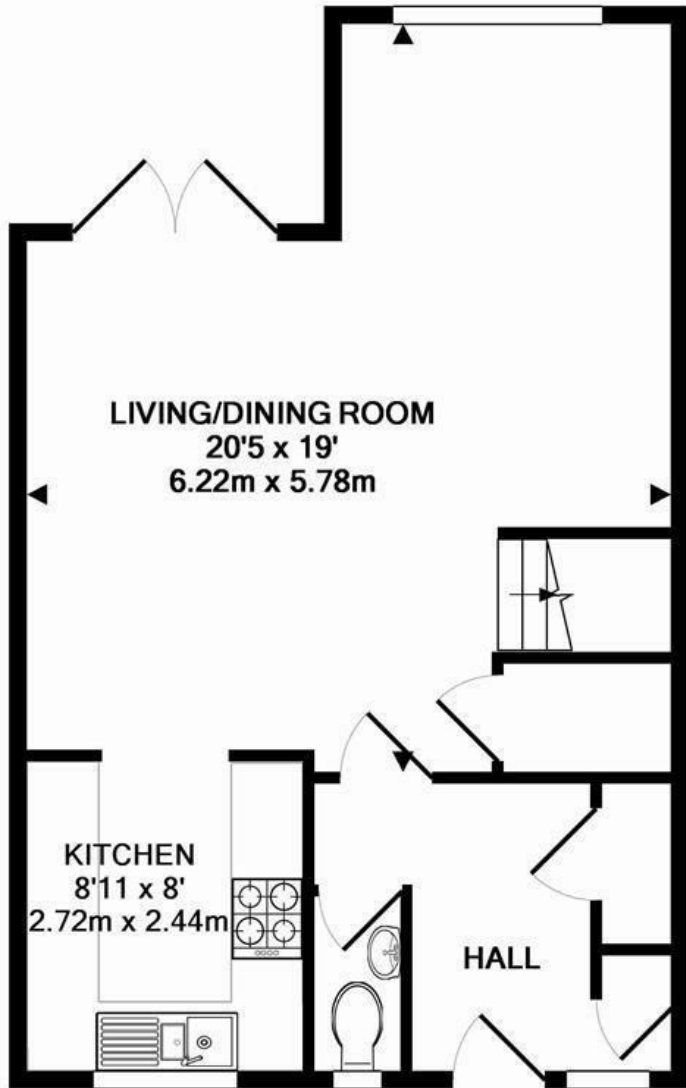


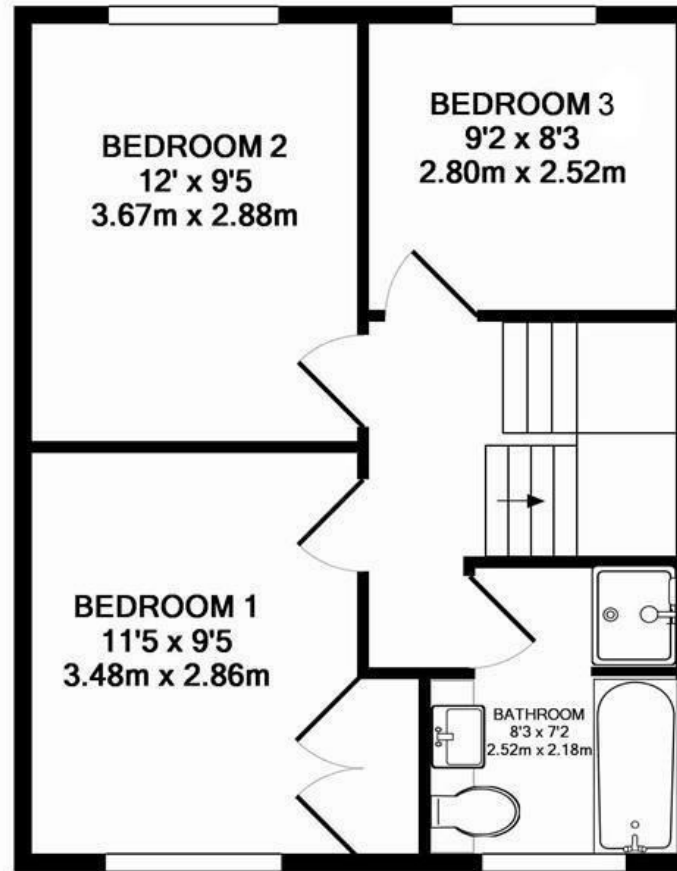


FAIRFAX
— & Co —
ESTATE AGENTS

Woodfield Drive, Charlbury, Chipping Norton



GROUND FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 904 SQ.FT. (84.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Description

Set back from the road in the popular town of Charlbury, a path leads through the front garden to this three-bedroom family home. On the ground floor there is an entrance hall with large storage cupboard, an open plan living space with a well-appointed kitchen with space for a fridge, freezer, dishwasher and washing machine, dining area with doors out to the rear garden and cosy lounge space with wood burning stove and a large window flooding this area with natural light. Completing the ground floor is a WC, also housing the boiler which was replaced in 2022.

The stairway to the first floor leads to three spacious bedrooms and a family bathroom with bath and a separate shower.

Outside

To the front of the property is a small garden with lawn and pathway that leads to the front door. To the rear is a well-proportioned garden which has a patio, artificial grass and terrace with a clever trap door housing steps down into the single garage.

Note: In 2023 the property was fully reroofed including lead flashing.

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, 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.





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