



FAIRFAX
— & Co —
ESTATE AGENTS

The Playing Close, Charlbury - Over 55's Development

The Property

No: 30 The Playing Close is a very spacious and well situated stone built cottage set in a great position on the edge of this purpose-built retirement development for the over 55s. Accommodation comprises of spacious entrance hall with cloakroom, well appointed kitchen, open plan living/dining room with doors onto garden. with doors onto conservatory from dining Room. With a spacious landing leading onto two double bedrooms, (Master Bedroom with ensuite shower room) and further bathroom. With electric storage heaters and double glazing throughout, good size loft with ladder, loft being partially boarded.

Directions

From our Charlbury Office proceed into Browns Lane continue into the Playing Close, follow the properties along on the right at the end turn right where the property will be found on the right hand side on the entrance to the lane.

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 20 minutes, London Paddington 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.

Council Tax

Band: D. Amount payable £2834.62 per annum.

Tenure

Leasehold 999 years from 1999. Service Charge: £8940.00 Per annum.

Local Authority

West Oxfordshire District Council.

Agents notes.

We 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.

Viewing Arrangements.

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





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