



FAIRFAX
— & Co —
ESTATE AGENTS

The Playing Close, Charlbury - Over 55's Development

PRIVATE

No. 28
(Through the gate)
No. 30, 32 & 34

The Property

No. 30 The Playing Close is a bright, spacious and charming cottage built in Cotswold stone, set in an enviable position on the edge of this small, highly sought after, private residential development for the over 55s, and just a few minutes' walk from the centre of the delightful market town of Charlbury.

The cottage enjoys an inviting and airy entrance hall with guest cloakroom and leads to a bright and attractive, double aspect living room with wood floors and double doors opening out to a pleasant dining room. From here a light-filled conservatory with glazed roof looks out onto a small private garden with patio. A well-appointed kitchen with space for a small table and chairs and with a useful serving hatch to the dining room completes the downstairs accommodation.

A large upstairs landing, that could provide a further sitting area or study space, gives way to the master bedroom with ensuite shower room, and a second double bedroom with fitted wardrobes, both with views over the gardens. A further good sized bathroom completes the first floor.

This warm and accommodating cottage benefits from economical electric storage heaters in each room and double-glazing throughout. There is also a sizeable, partially boarded loft with pull-down ladder, very useful for extra storage, as well as a private garage with light and power.

The property benefits from lovely well-tended communal gardens, a haven of peace and tranquility throughout the year, as well as an indoor heated swimming pool set in a most attractive pavilion within the gardens. There is also an estate manager and the availability of a personal alarm system for peace of mind.

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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