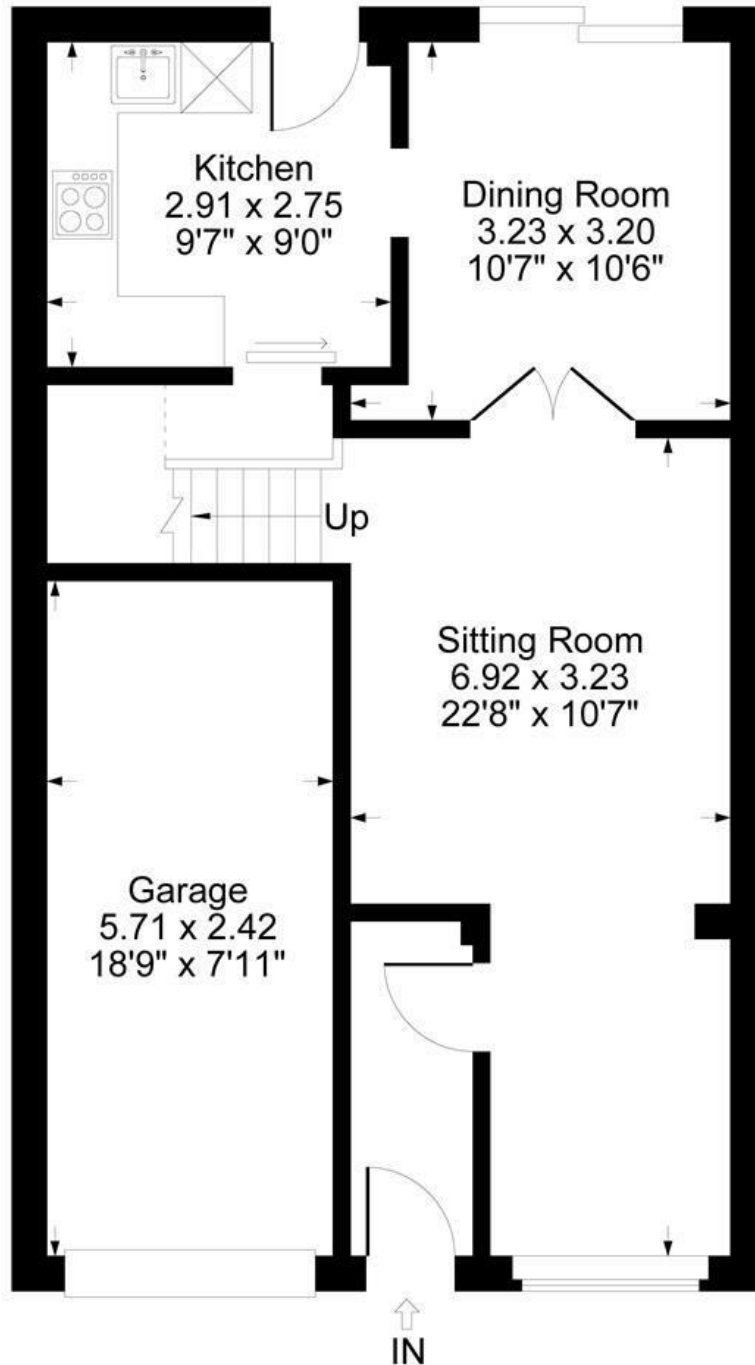




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Marlborough Place, Charlbury

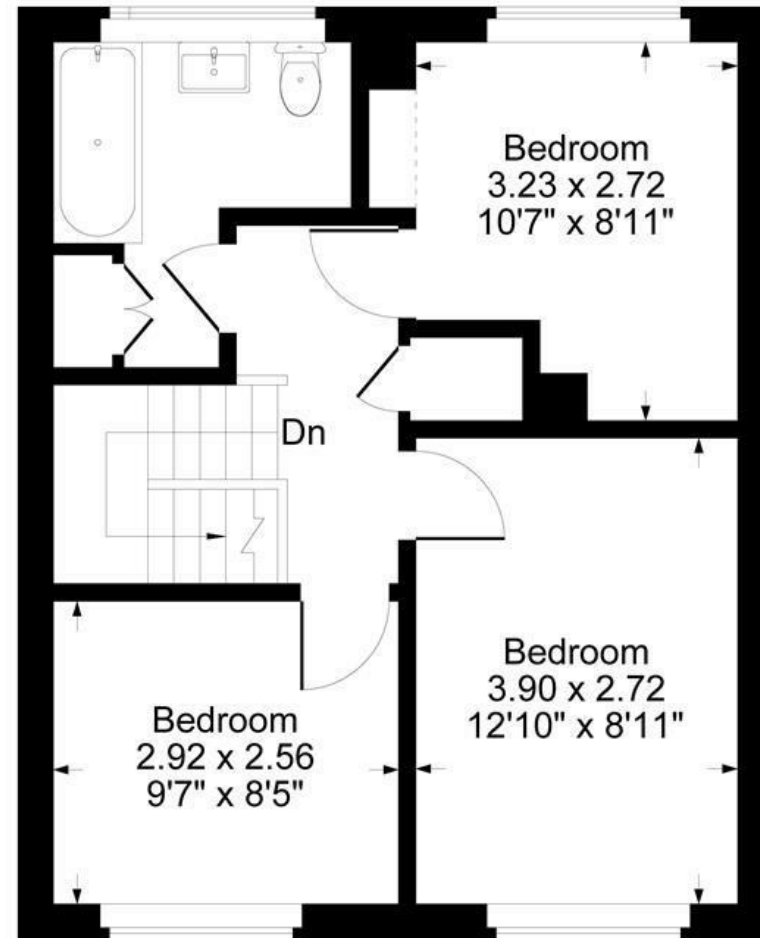


Ground Floor



Approximate Gross Internal Area
 Ground Floor = 44.32 sq m / 477 sq ft
 First Floor = 42.20 sq m / 454 sq ft
 Garage = 13.81 sq m / 149 sq ft
 Total Area = 100.33 sq m / 1080 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

The Property

Well situated within this popular development, the property benefits from a driveway with ample off-road parking which leads to garage and pathway to front door via front garden. On the ground floor there is an entrance hall with large storage cupboard, an open plan living/dining 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 spacious lounge space and a large window with aspect to the front garden. With new electric wall mounted fitted storage heaters throughout.

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

With stunning views out over Charlbury.

Directions

From our Charlbury office proceed into Sheep Street. Continue into Hixet Wood and take a left-hand turn into Woodfield Drive. Continue along around to the left into Marlborough Place, where the property will be found on the left-hand side.

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 17 minutes, London Paddington 76 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 district centre of Witney is 7 miles distant by road.

Viewing Arrangements.

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

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.

EPC

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Local Authority.

West Oxfordshire District Council.

Viewing Arrangements

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