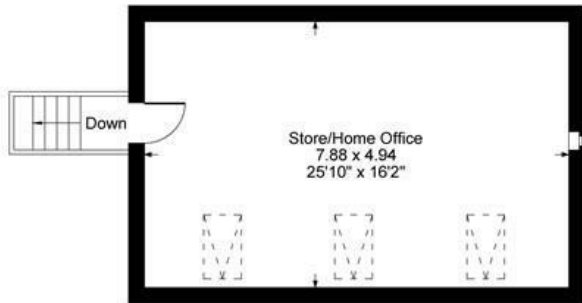


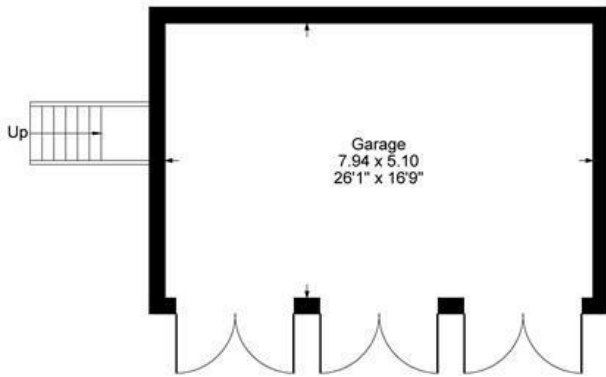


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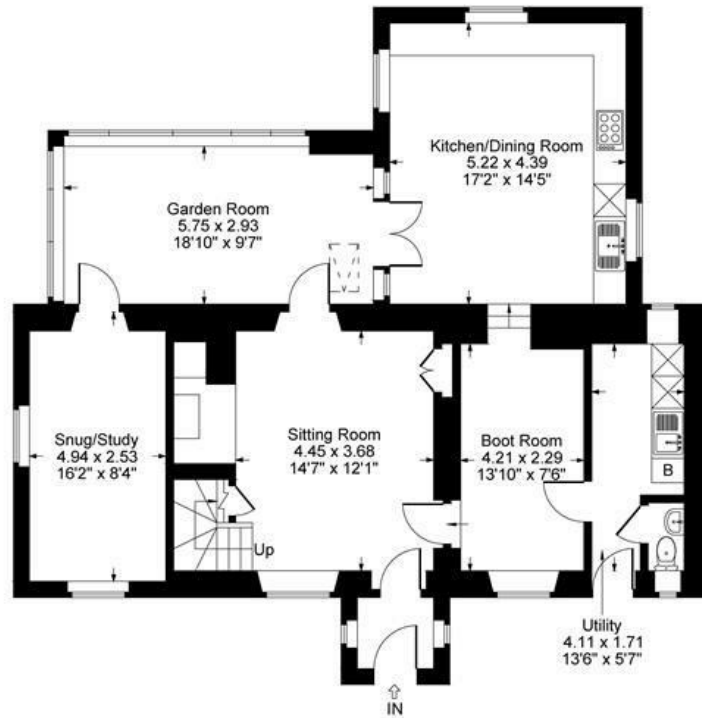
Taston, Charlbury, Chipping Norton, OX7



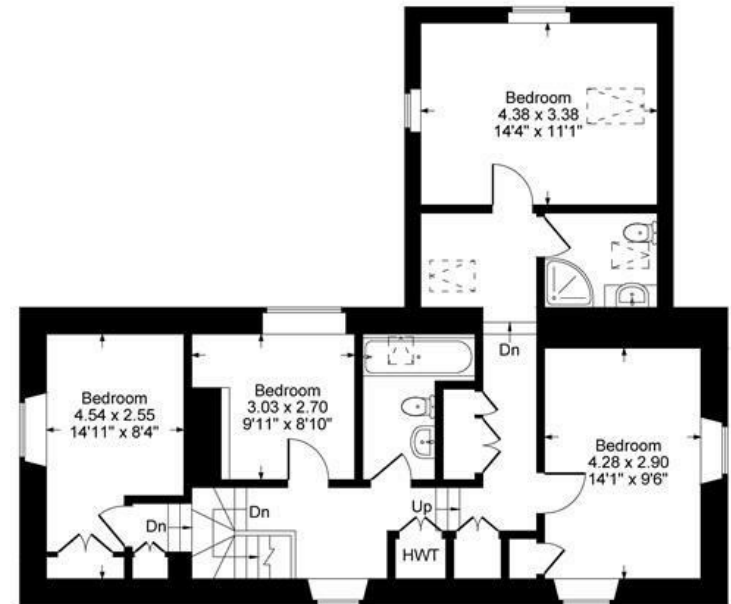
Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 102.86 sq m / 1107 sq ft
 First Floor = 80.37 sq m / 865 sq ft
 Garage Ground Floor = 40.49 sq m / 436 sq ft
 Garage First Floor = 38.92 sq m / 419 sq ft
 Total Area = 262.64 sq m / 2827 sq ft

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

The Property

Sitting in the picturesque hamlet of Taston, Chipping Norton, just two miles from Charlbury, Firkins is a charming four-bedroom detached cottage that blends historical charm with modern convenience. Built in the early 1800s, this Grade II listed property has been thoughtfully extended over the years to enhance its living space and functionality.

A welcoming porch with original doors, invites you into the heart of the home. The living room with oodles of warmth and character, features a beautiful fireplace with stone surround, and exposed wood beams.

Adjacent to the living room, the garden room is a bright and airy room with windows covering two sides, offering views of the gardens. Doors lead you into the well-appointed kitchen which is a perfect blend of traditional style with modern appliances, boasting a range master oven, and an integrated dishwasher. The windows flood the space with natural light, creating a delightful environment for cooking and dining.

Additionally, the ground floor includes a cosy snug which would also make a perfect space for a study, a practical boot room with space for a fridge freezer, a utility room equipped with plumbing for a washing machine and dryer, and a sink. A convenient WC and a side door complete the ground floor.

Carpeted stairs split and one way leads you to a double bedroom with built in storage and the other to a spacious and light landing, with beautifully crafted storage cupboards featuring handmade doors and iron fixings. There are three further generously sized double bedrooms, each with their own unique charm. A family bathroom and a separate shower room cater to the needs of a modern family.

Outside

The outside space is equally impressive with a gravelled gated driveway leading to parking for several vehicles, and a three-bay garage that includes a room above with lighting, power and internal data cabling for wi-fi, perfect for a home office or studio. The beautifully maintained gardens feature lawns and terraces, rose gardens and a vegetable patch. There is space for a greenhouse and a shed, and the gardens are enclosed by traditional Cotswold stone walls, with views of open countryside and benefit from exceptional privacy.

Situation

Taston is a quiet hamlet in the northwest Oxfordshire countryside. Nearby Charlbury offers local amenities and thriving community with shops, doctors, vets and a direct train to London Paddington, along with pubs such as The Bull and The Bell. The area also includes Soho Farmhouse, Daylesford Organic Farm Shop & Spa, and Estelle Manor. The market towns of Witney and Chipping Norton provide a range of amenities, including supermarkets, cinema's, theatre's, doctors, dentists, and vets. The university

city of Oxford is accessible and has well-regarded schools like The Dragon School, Summerfields, Magdalen College School, St. Edward's School, Oxford High, and Headington.

Local primary schools are available in Charlbury, Enstone, Chadlington, and the Tews. Nearby independent schools include Abingdon, Bloxham, Cokethorpe, Kitebrook, Radley, Tudor Hall, and Windrush Valley.

Other Information

Services: Oil, Electric and Water.

EPC rating – E

Council Tax Band – E





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

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