

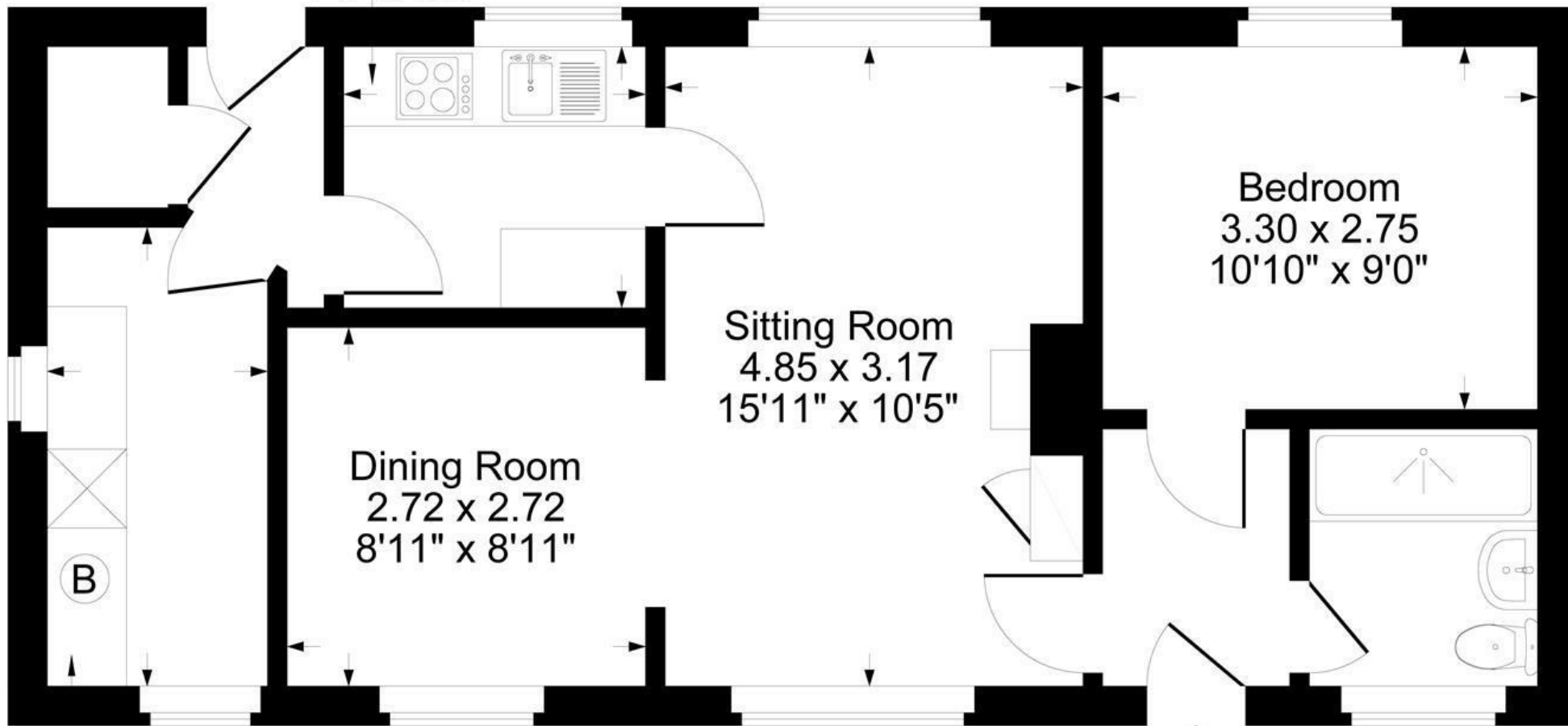


FAIRFAX
— & Co —
ESTATE AGENTS

Hughes Close, Charlbury



Kitchen
2.29 x 1.98
7'6" x 6'6"



Bedroom
3.30 x 2.75
10'10" x 9'0"

Sitting Room
4.85 x 3.17
15'11" x 10'5"

Dining Room
2.72 x 2.72
8'11" x 8'11"

Utility
3.48 x 1.67
11'5" x 5'6"

↑
IN

Ground Floor

Approximate Gross Internal Area
Ground Floor = 54.85 sq m / 590 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

Inside, the entrance hall provides access to a comfortable bedroom and shower room.

The living room, complete with a fireplace and a large storage cupboard, opens onto a dining area. The newly fitted kitchen includes a double oven, and there's an adjoining utility room with space for a washing machine and dryer.

A rear hall offers further storage and leads to the private rear garden, which is mostly laid to lawn and bordered by a hedgerow for added privacy. A path along the side of the property provides access to the front garden.

Subject to planning, there is potential to convert the attic space, allowing for future development. This property offers a practical and comfortable living space in a great location.

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, 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 distance by road.





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