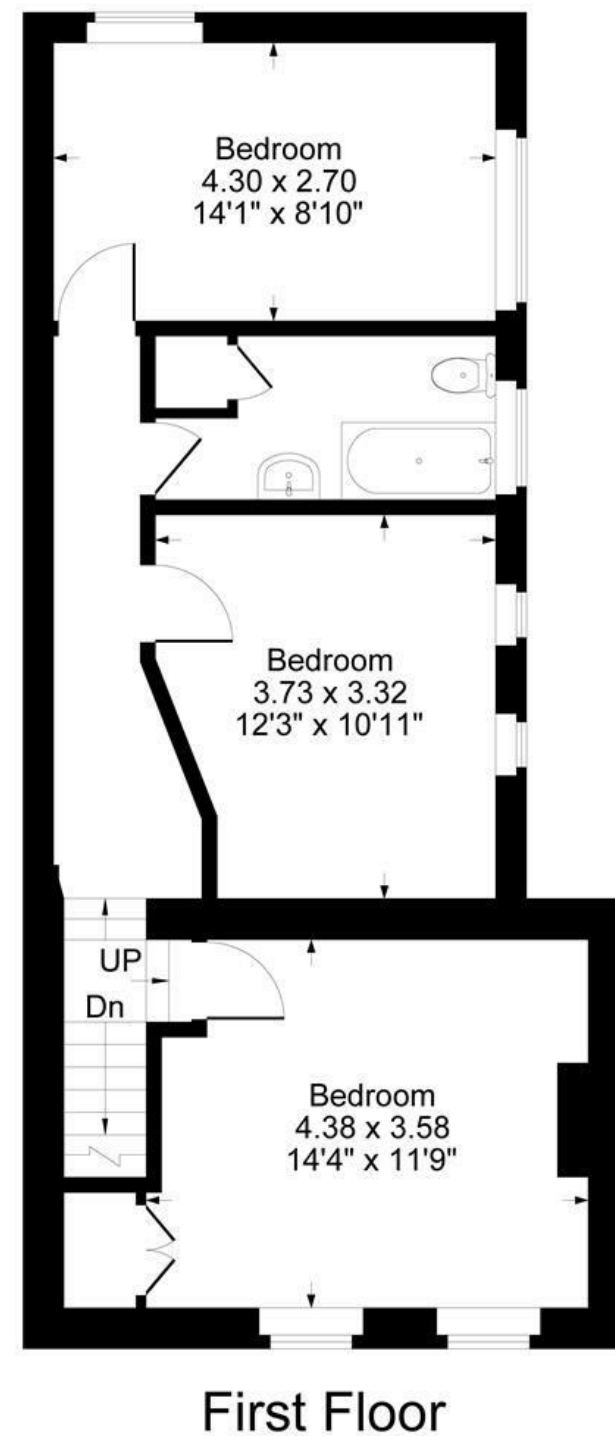
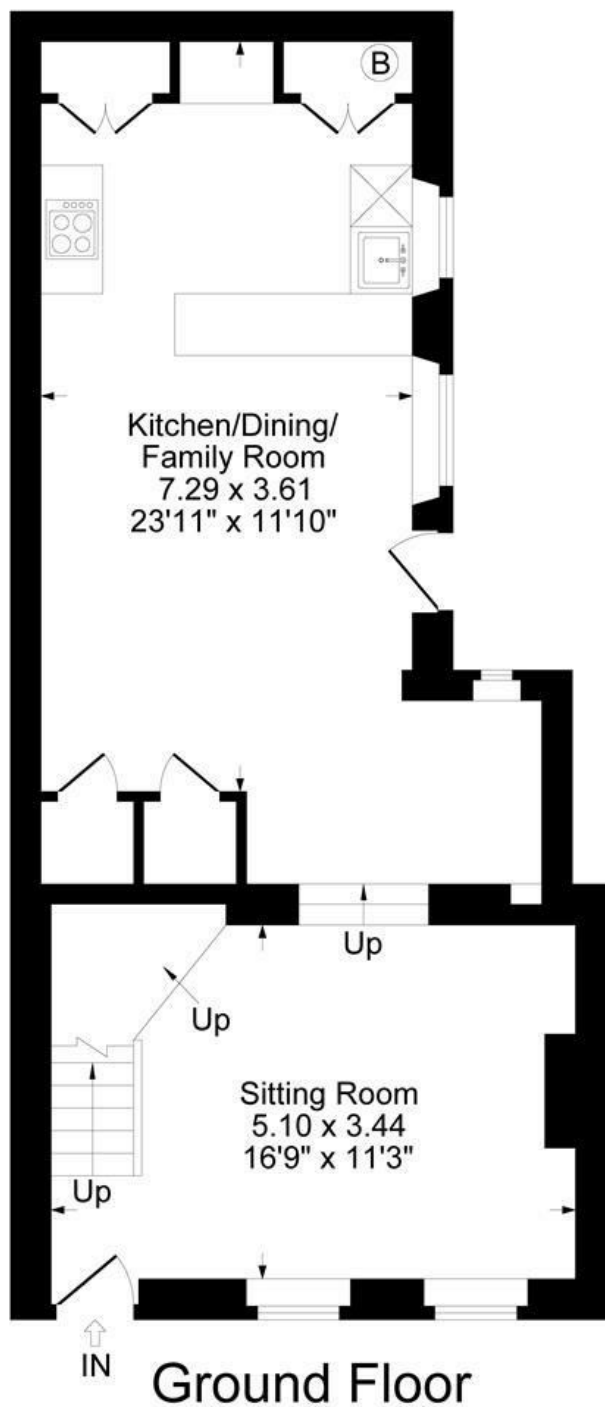






Approximate Gross Internal Area
Ground Floor = 51.26 sq m / 552 sq ft
First Floor = 55.69 sq m / 599 sq ft
Total Area = 106.95 sq m / 1151 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



The Property

This charming three-bedroom cottage, in need of some modernisation, offers a fantastic opportunity to create a beautiful home in the heart of Charlbury. You step directly into the living room, where you are greeted by a characterful space with exposed beams, open fireplace and two windows that fill the space with natural light.

Stepping up into the open plan dining space and kitchen which is generously proportioned and features built-in storage and an area perfect for a study. The kitchen has further built in storage along with oven, gas hob and space for a fridge freezer and washing machine. A door opens out to a private rear courtyard.

Upstairs, the property boasts three double bedrooms, each offering plenty of space for family or guests. The family bathroom includes a shower over the bath.

Outside

To the rear is a private courtyard which has the potential to create a lovely outdoor space.

Note: There is a gate that gives a right of way over the neighbours gardens for the use of refuse and an additional fire escape.

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.





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

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