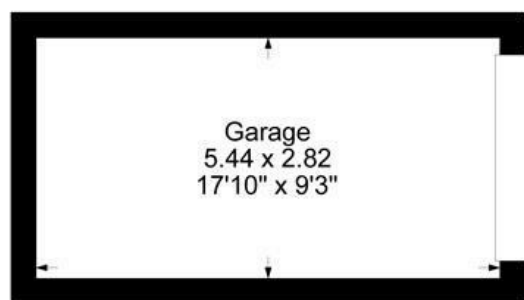




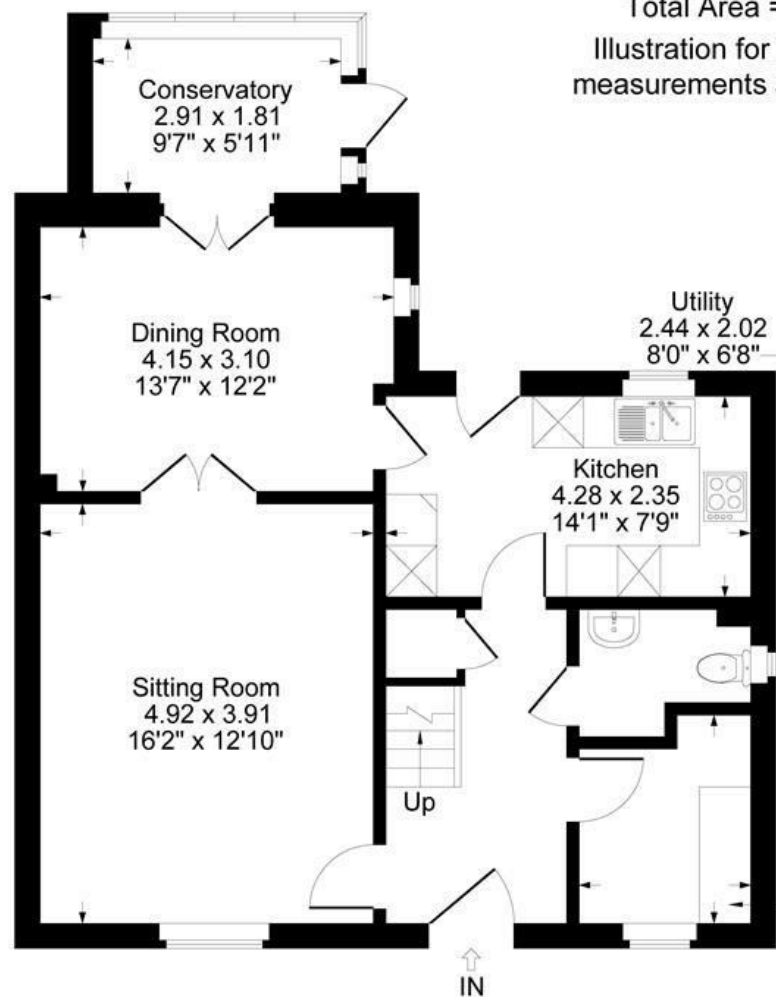
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The Playing Close, Charlbury - Over 55's Development

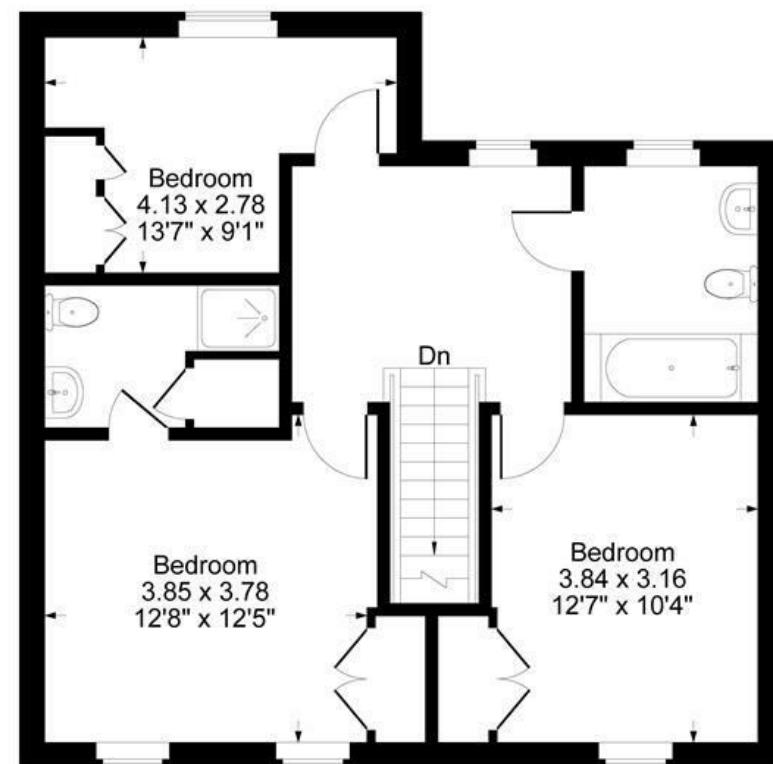
Approximate Gross Internal Area
Ground Floor = 66.23 sq m / 713 sq ft
First Floor = 62.81 sq m / 676 sq ft
Garage = 15.34 sq m / 165 sq ft
Total Area = 144.38 sq m / 1554 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

The Property

10 The Playing Close is a delightful three-bedroom property within an exclusive over-55s development that boasts maintained gardens and shared use to an indoor heated swimming pool. With picturesque views over the playing close green and glimpses of the church from some of the upstairs windows, this home offers both comfort and a sense of community.

You are welcomed into a spacious hallway featuring good storage and a convenient WC. Off the hallway, there is a versatile room, ideal as a study or home office. The well-appointed kitchen offers direct access to the private rear garden. The ground floor also boasts a large sitting room complete with an electric fireplace, a generous dining room, and a bright conservatory with an additional door leading to the garden.

Upstairs, you will find three well-proportioned bedrooms, one of which benefits from an ensuite shower room. There is also a separate family bathroom for added convenience. For added accessibility, the property is equipped with a stairlift, which the vendor can remove if desired.

As a resident of this exclusive development, you also have shared use of a heated indoor swimming pool, offering year-round enjoyment and relaxation just a short walk from your door. There is also an on-site manager.

10 The Playing Close offers a rare opportunity to enjoy a charming, centrally located home in Charlbury with all the benefits of a friendly, over-55s community.

Outside

The private garden at the rear offers a peaceful outdoor area with a patio and a well-maintained lawn - ideal for relaxing or hosting family and friends. There is also a single garage.

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