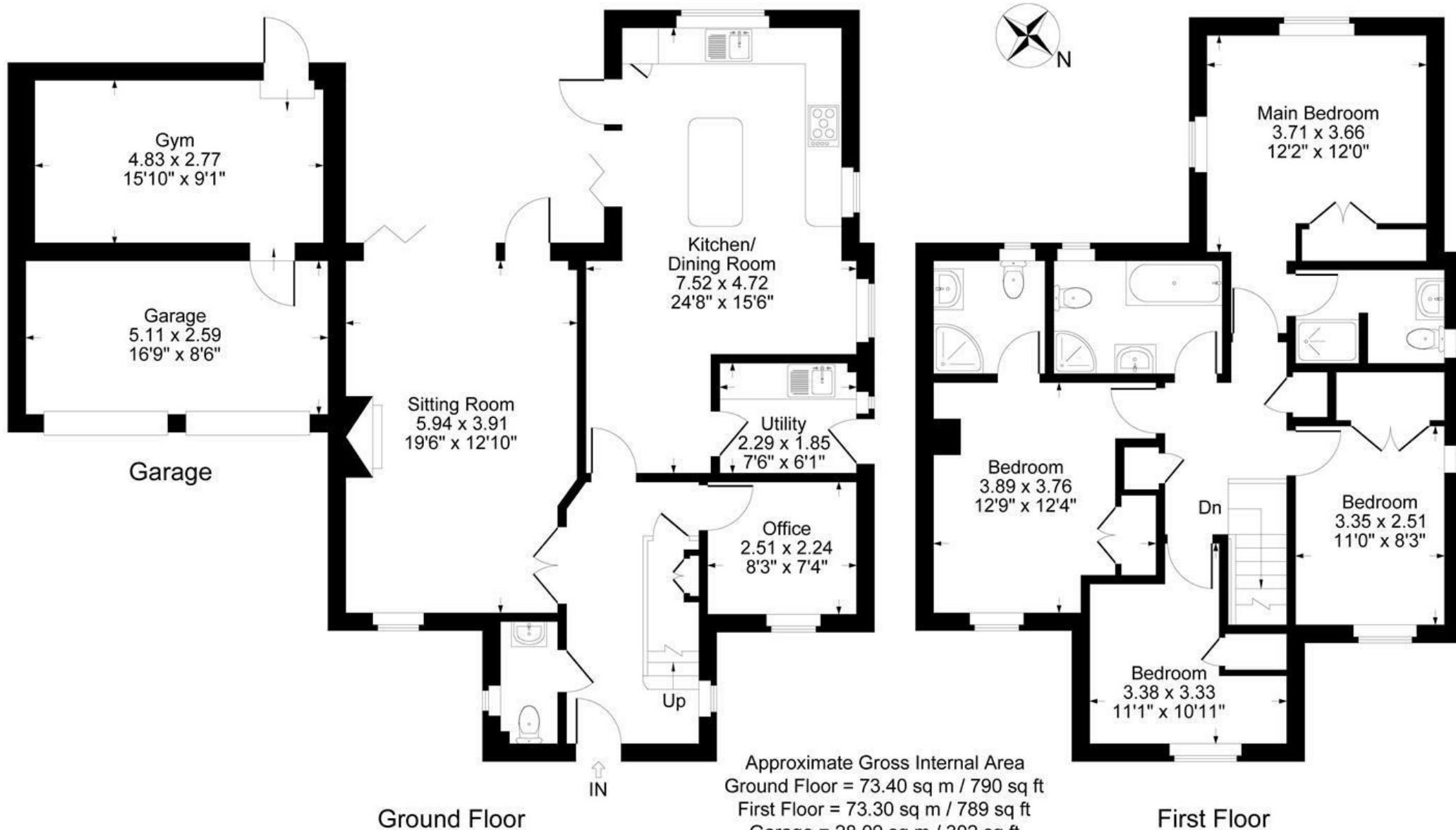




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ESTATE AGENTS

Charlbury, Oxfordshire, OX7



The Property

A modern family home built in 2019, set within a small, exclusive development in Charlbury and benefits from off-street parking and a garage.

The home opens to a welcoming entrance hall with Amtico flooring throughout the ground floor, while also benefitting from underfloor heating. The living room features a log-burning stove and is filled with light from its dual aspect, including bifold doors that lead out to a large patio and garden area.

The spacious kitchen/dining room is a great space, complete with a central island, Neff hob and oven, and integrated appliances, including a fridge freezer and dishwasher.

Another set of bifold doors open from the kitchen onto the patio and garden, making it ideal for indoor-outdoor living. A utility room, with space for a washer and dryer, also provides access to a side of the property. Additionally, there is a dedicated office and WC which complete the ground floor.

Upstairs, there are four bedrooms, all with built-in wardrobes. Two bedrooms have ensuite shower rooms, and there is also a family bathroom with both a bath and a separate shower. Many rooms offer views of the Cornbury Park Estate and surrounding woodlands.

Outside

The rear garden features a large, easy-to-maintain lawn, a patio area, and a selection of plants in the borders, with views over surrounding fields and trees. The garage has been divided, offering a versatile space that could serve as a gym or office, alongside storage for bikes and garden tools. There is also a pergola with a seating area and a barbeque space to the side of the property. The front provides parking for two to three vehicles. The property offers a well-designed layout and quality finishes throughout, making it a comfortable and practical home in a desirable 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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