





Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 45.89 sq m / 494 sq ft
 First Floor = 42.32 sq m / 456 sq ft
 Garage = 13.34 sq m / 144 sq ft
 Total Area = 101.55 sq m / 1094 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

Positioned in the corner of a popular road, this charming three-bedroom semi-detached home offers bright and flexible living spaces.

The entrance porch provides a practical space for coats and shoes before leading into the spacious living and dining area. Flooded with natural light thanks to its south-facing aspect, this inviting room is enhanced by a gas fireplace, creating a cosy yet airy atmosphere. The adjoining kitchen is well-equipped with an oven and hob, plus space for a fridge freezer.

A delightful conservatory, complete with heating for year-round use, extends the living space and provides a perfect spot to relax while enjoying views of the garden.

Upstairs, three well-proportioned bedrooms offer comfortable accommodation, with one benefitting from fantastic views. The family bathroom is fitted with both a bath and a separate shower, catering to all preferences.

Externally, the property boasts off-street parking for two cars and convenient access to the garage at the front. To the rear, a low-maintenance patio garden offers a private outdoor space.

A wonderful opportunity to acquire a well-presented home in Charlbury - viewing is highly recommended.

The 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