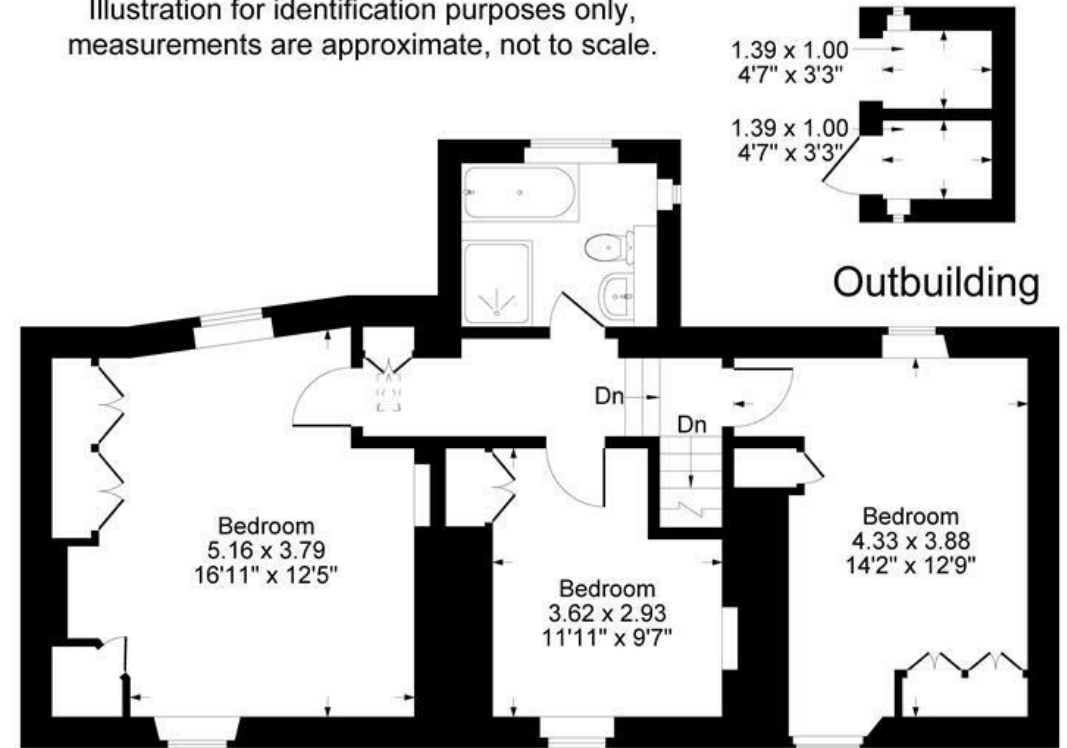


Ground Floor

Approximate Gross Internal Area  
Ground Floor = 100.71 sq m / 1084 sq ft  
First Floor = 64.69 sq m / 696 sq ft  
Outbuilding = 2.98 sq m / 32 sq ft  
Total Area = 168.38 sq m / 1812 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



First Floor

## **The Property**

Doggetts is a charming Grade II listed cottage that seamlessly blends period character with modern comfort. Lovingly extended and refurbished by its current owner, this delightful home offers versatile living spaces, thoughtful design, and a well-established garden.

Upon entering, you are welcomed into a spacious entrance hall featuring engineered oak flooring, built-in shelving, and characterful alcoves. The staircase to the first floor is neatly housed within this inviting space. To the right, you step down into a versatile living room where the engineered oak flooring continues. Clever interior design has created two distinct sections: a cosy seating area centred around a log-burning stove and a bright, airy space ideal for relaxing and watching TV. This extended part of the house has a green eco roof, planted with a variety of greenery. The room is further enhanced by Crittall-style windows and doors that open onto the garden.

To the left of the entrance hall is the stunning kitchen and dining room. The kitchen boasts a terracotta tiled floor, an Everhot oven, an integrated dishwasher, space for a fridge/freezer, and a generous pantry cupboard. Two central pillars lead into the dining area, where built-in storage and shelving provide practicality and charm. Natural light floods the space through three skylights during the day, while in the evening, the room transforms into a warm and inviting setting. Crittall-style doors provide further access to the garden. Adjacent to the kitchen, a well-appointed utility room offers a sink, space for a washing machine, and access to the garden. A downstairs WC completes the ground floor accommodation.

Upstairs, the charm and character continue within the three spacious bedrooms. The principal bedroom benefits from a double aspect, built-in cupboards, and wardrobes, providing ample storage. A linen cupboard is conveniently located on the landing. The well-appointed bathroom features a walk-in shower and a separate bath, with views over the garden.

## **Outside**

The south-west facing garden is a private and well-planned space. A paved patio provides a spot for outdoor dining, leading to a lawn surrounded by established borders. A Bramley apple tree and fig tree add seasonal interest, while a gravelled seating area offers another place to sit and enjoy the surroundings. An outbuilding provides useful storage, and a side gate offers easy access alongside a discreet bin store.

Located in the sought-after town of Charlbury, Doggetts is well-positioned for local amenities, including independent shops, cafes, and pubs. The mainline railway station provides direct services to Oxford and London Paddington, making this an excellent choice for commuters and those seeking a picturesque Cotswold lifestyle.

## **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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