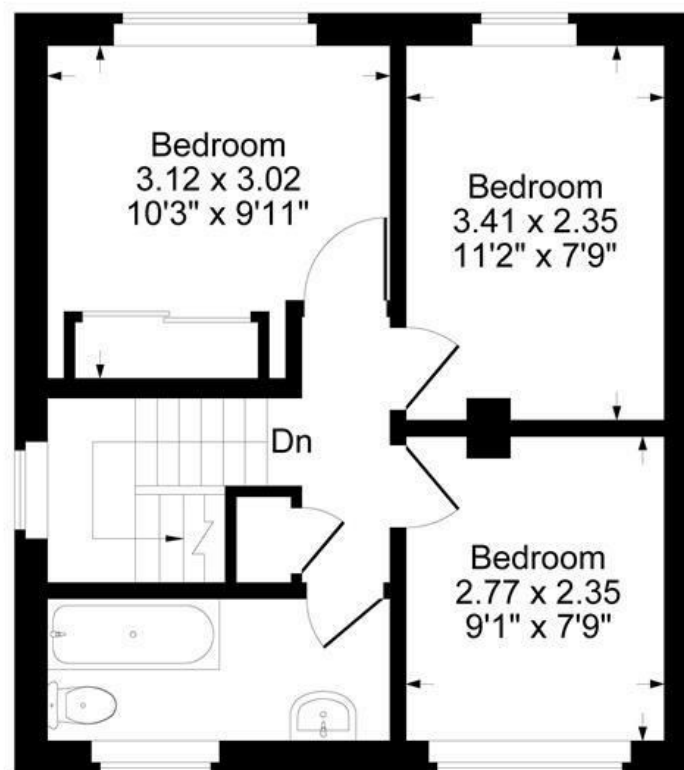
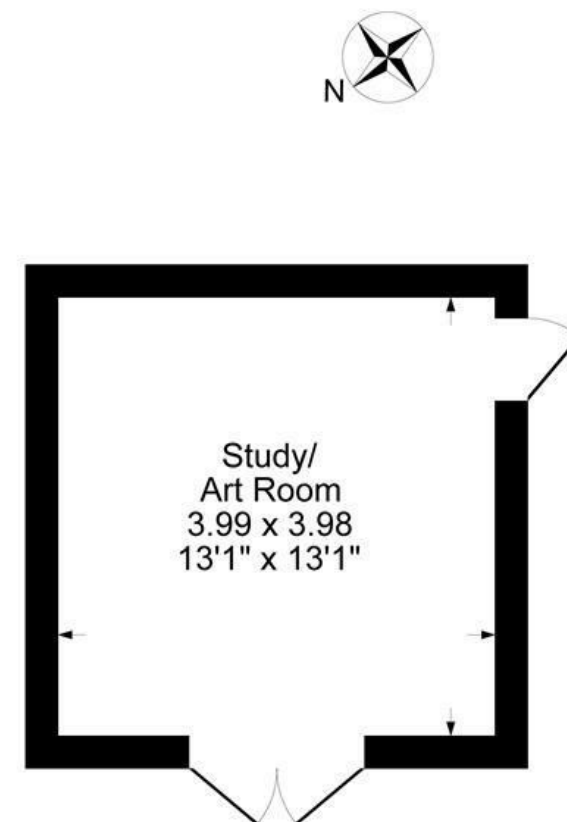


Ground Floor



First Floor



Outbuilding

Approximate Gross Internal Area
 Ground Floor = 35.09 sq m / 378 sq ft
 First Floor = 35.57 sq m / 383 sq ft
 Outbuilding = 15.88 sq m / 171 sq ft
 Garage = 12.32 sq m / 133 sq ft
 Total Area = 98.86 sq m / 1065 sq ft

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



The Property

The entrance hall, with tiled flooring, leads to a ground-floor WC and access to the converted garage, now a utility space with fitted cupboards and room for a washing machine, tumble dryer, and fridge/freezer. Through to main ground floor accommodation, the kitchen is well-equipped with a Neff induction hob, Miele oven, and space for a fridge/freezer and dishwasher. The living room is a bright and inviting space, with ample room for a dining table and direct access to the patio garden.

Upstairs, the first floor comprises three well-proportioned bedrooms and a family bathroom with a shower over the bath.

The rear garden is designed for low maintenance, primarily laid to patio, and features a substantial outbuilding with power and lighting - ideal as a studio or workshop. Gated side access leads to the front, where a driveway provides off-road parking for two cars, complemented by a lovely Japanese maple acer tree.

Charlbury is a sought-after Cotswold town, and The Green is a well-regarded residential road with easy access to the town's amenities, including independent shops, cafés, a post office, and a health centre. The town is well connected, with a mainline station providing services to Oxford and London Paddington, as well as excellent walking routes into the surrounding countryside.

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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