



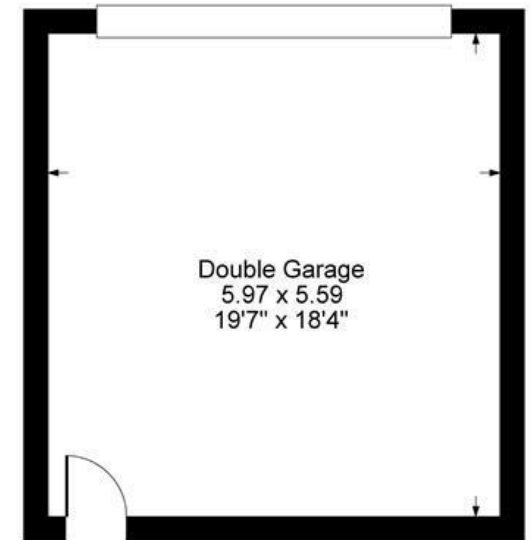
FAIRFAX
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ESTATE AGENTS

Pooles Lane, Charlbury



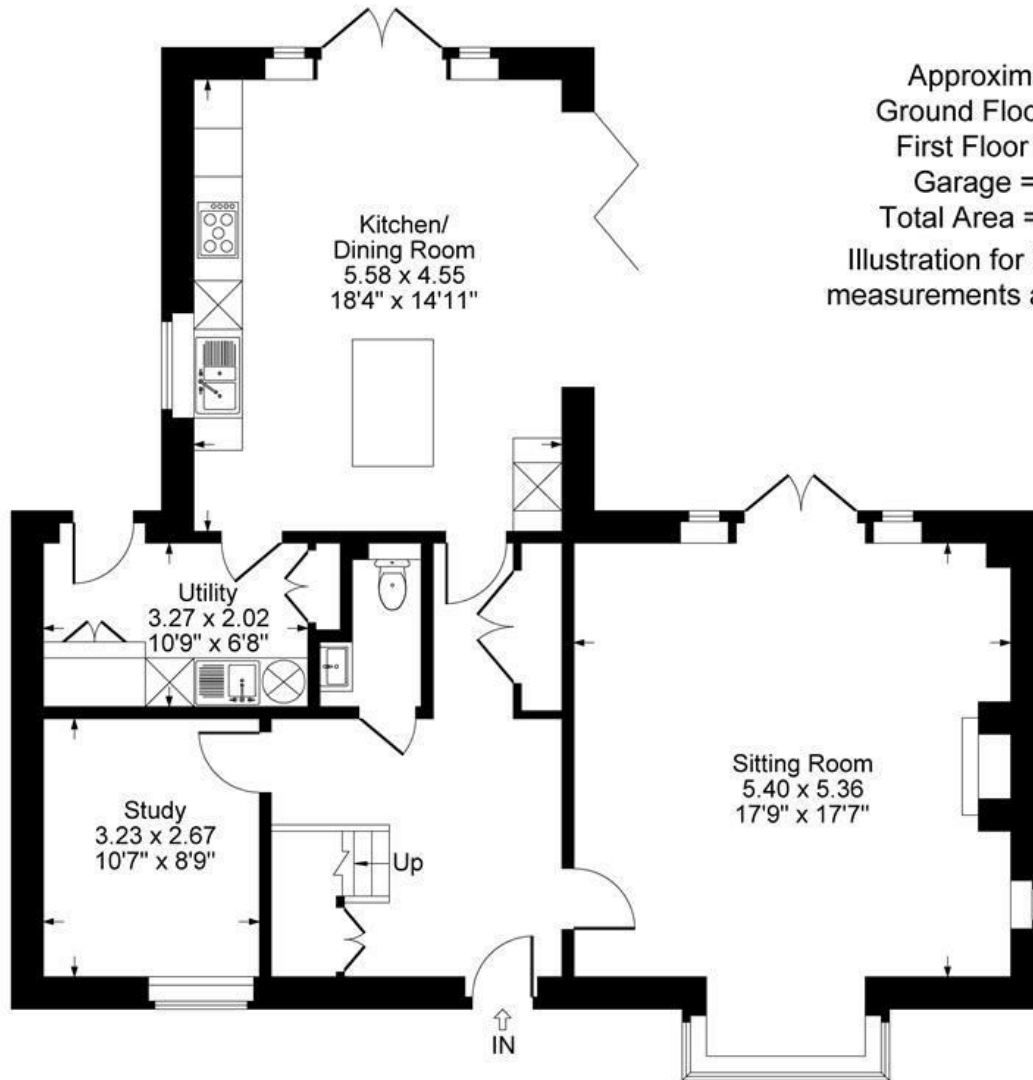
Approximate Gross Internal Area
Ground Floor = 92.09 sq m / 991 sq ft
First Floor = 64.10 sq m / 690 sq ft
Garage = 33.37 sq m / 359 sq ft
Total Area = 189.56 sq m / 2040 sq ft

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

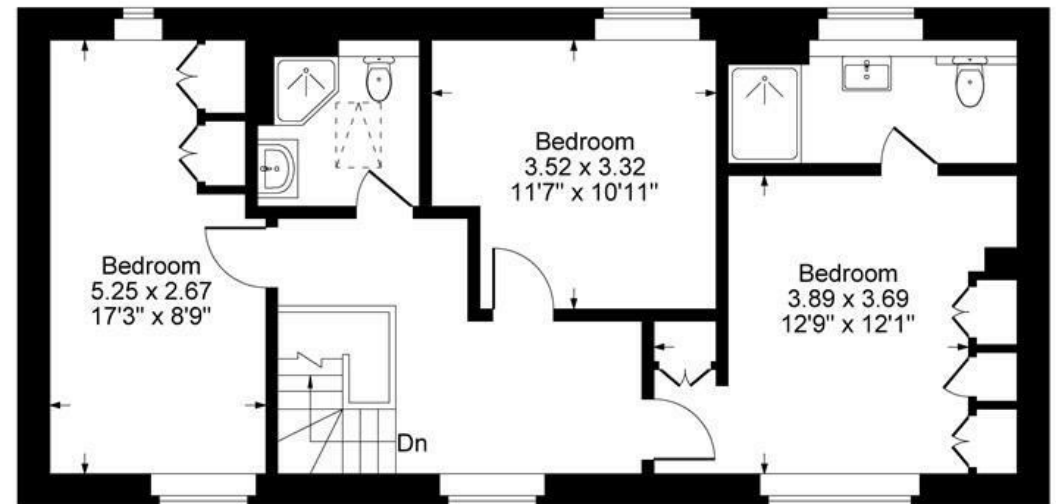


Double Garage
5.97 x 5.59
19'7" x 18'4"

Garage



Ground Floor



First Floor

The Property

A beautifully presented three-bedroom semi-detached home, set within a quiet spot just a short walk from the centre of Charlbury, with thoughtfully designed interiors and a landscaped garden.

Built in 2018, the property is set back from the road behind a front garden filled with lavender and ornamental trees, offering a welcoming and colourful approach. Inside, the ground floor benefits from underfloor heating throughout, beginning with a spacious entrance hall that leads to a study overlooking the front garden, a cloakroom, and a useful storage cupboard.

To the right, the triple-aspect living room is full of natural light and features a bay window to the front, a gas fireplace, and patio doors leading to the rear garden. At the back of the house, the kitchen/dining room is a superb space for everyday living and entertaining, with a central island, Cuisinemaster range cooker with five-ring gas hob, and integrated appliances including fridge, freezer, and dishwasher. Bifold doors on one side and patio doors on the other provide a strong connection to the garden and create a bright, airy feel. A separate utility room offers additional storage, an integrated washing machine and freezer, a sink, and access to the outside.

Upstairs, a light-filled landing with engineered oak flooring leads to three generous double bedrooms. The principal bedroom enjoys far-reaching views across to the Cornbury Estate, built-in wardrobes, and a stylish ensuite shower room. A second shower room with Velux window for added natural light serves the other bedrooms. The attention to detail and quality of finish throughout the house reflects a careful and considered approach to both layout and design.

Outside, the garden has been thoughtfully landscaped, with a sunny paved terrace leading up to a lawned area with mature, well-planted borders. Gated access connects the front and rear of the house, and there is a detached double garage with rear gate and two private parking spaces. The front garden, with its established lavender and small trees, creates an inviting and peaceful setting.

Charlbury offers excellent local amenities, a strong sense of community, and mainline rail links to Oxford and London, all within easy reach of the Cotswolds 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.





1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808