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## The Property

A rare opportunity to purchase a home on one of Charlbury's most sought-after roads, where properties seldom come to market. Set on a generous plot, this substantial detached house offers excellent scope for modernisation and the chance to create a superb family home.

The property is approached via a driveway with ample parking for several vehicles. An entrance porch leads into a spacious hallway, with a useful under-stairs cupboard. The kitchen overlooks the rear garden and is fitted with a double oven, electric hob, integrated fridge/freezer, and has space for a dining table. There is a separate utility room with sink and space for laundry appliances, along with a rear hall providing access to the garden.

The living room is bright and welcoming, with a double aspect, large windows, and a log-burning stove. The adjacent dining room features a wide front-facing window, allowing for plenty of natural light. Also on the ground floor are two well-proportioned bedrooms, both with built-in wardrobes and a wet room.

Upstairs, there are four further bedrooms, including a particularly spacious principal bedroom with dual aspect windows and an ensuite bathroom. A family bathroom with separate bath and shower completes the first floor.

The garden is a standout feature of the property—private, expansive, and well-established. A large patio leads to a broad lawn bordered by mature conifers, with a vegetable patch, shed, and greenhouse. There is also a double garage with a staircase to a useful storage room above, as well as a separate timber garage.

Charlbury offers a vibrant community, excellent local amenities, and a mainline station with direct services to Oxford and London Paddington. Ditchley Road enjoys a quiet residential setting while remaining within easy reach of the town centre and 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.

















1 Church Street

Charlbury

Oxfordshire

OX7 3PW

Telephone: 01608 811146

10 Market Place

Chipping North

Oxfordshire

OX7 5NA

Telephone: 01608 644808