



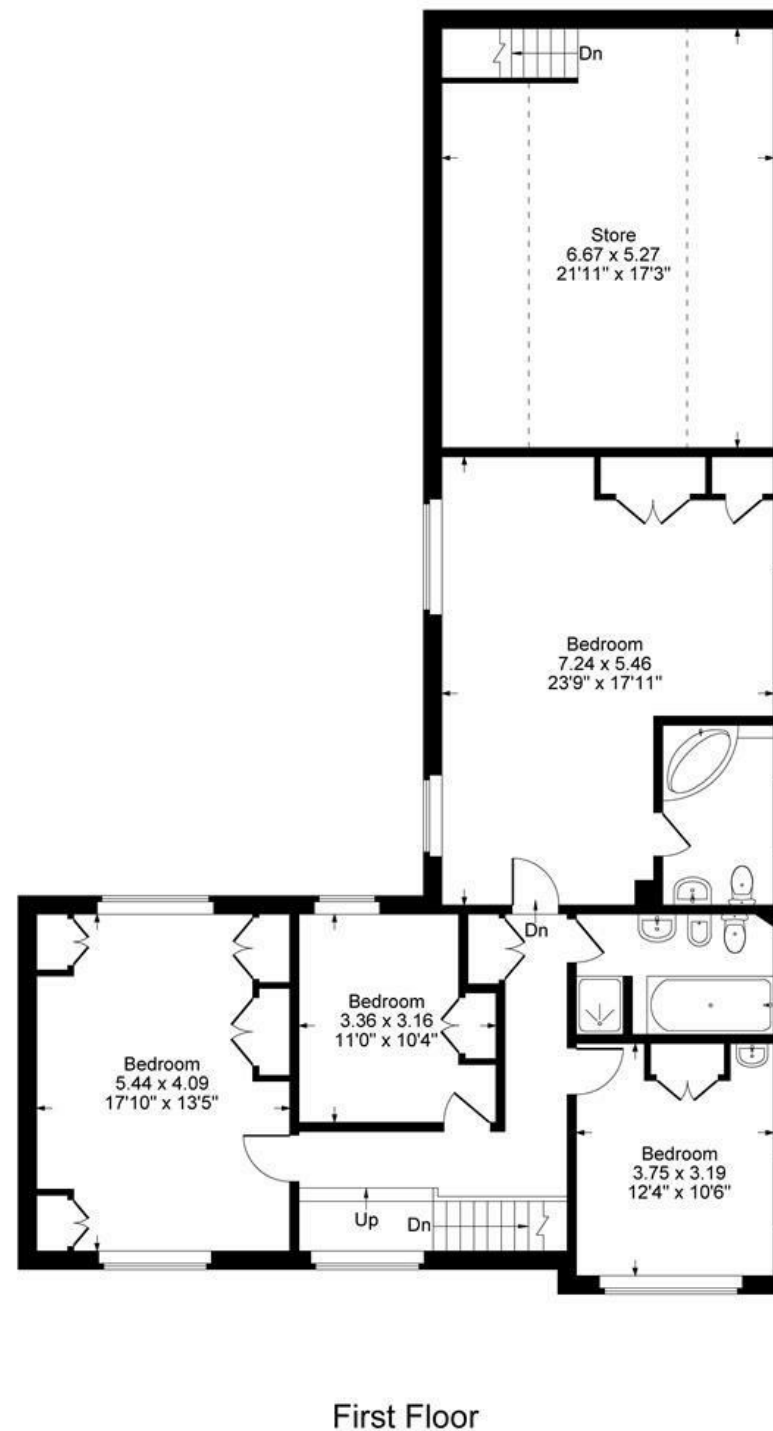
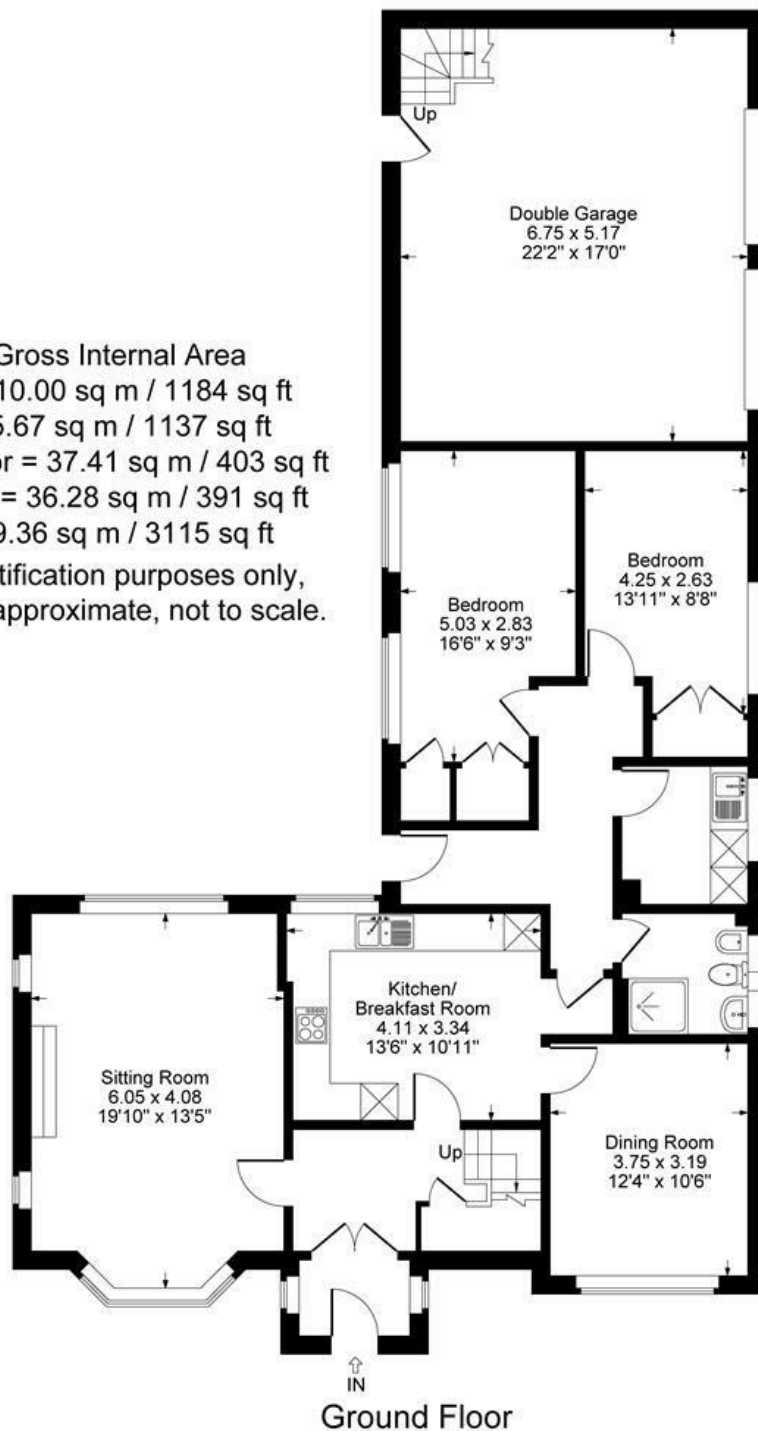
19

FAIRFAX
— & Co —
ESTATE AGENTS

Ditchley Road, Charlbury



Approximate Gross Internal Area
 Ground Floor = 110.00 sq m / 1184 sq ft
 First Floor = 105.67 sq m / 1137 sq ft
 Garage Ground Floor = 37.41 sq m / 403 sq ft
 Garage First Floor = 36.28 sq m / 391 sq ft
 Total Area = 289.36 sq m / 3115 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



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