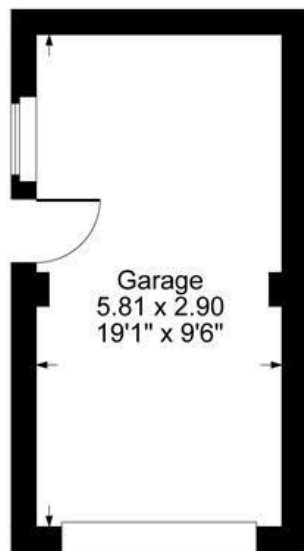
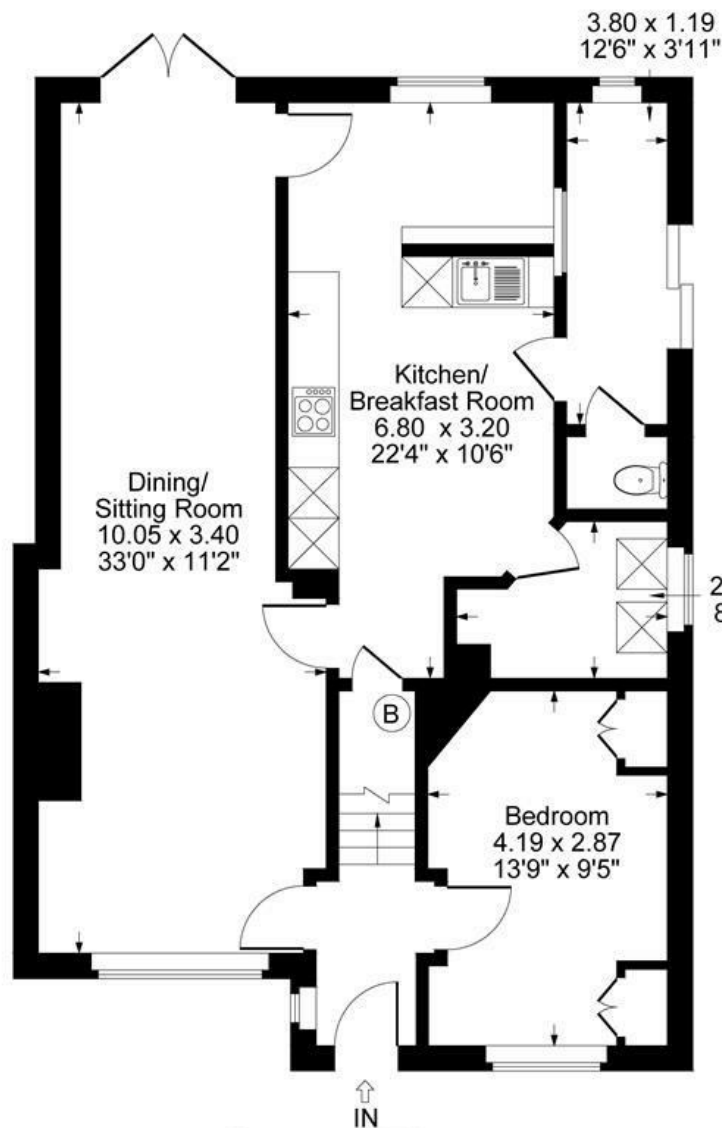


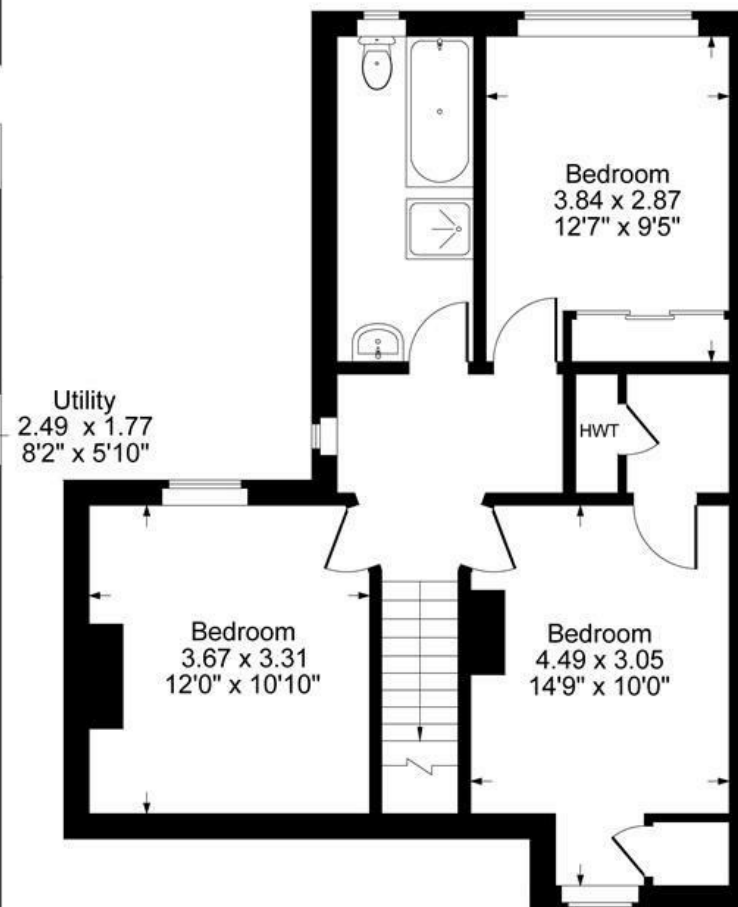




Garage



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 77.76 sq m / 837 sq ft

First Floor = 54.91 sq m / 591 sq ft

Garage = 16.84 sq m / 181 sq ft

Total Area = 149.51 sq m / 1609 sq ft

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

The Property

Occupying a superb position within the popular town of Charlbury, the property offers an exciting opportunity to complete a partly renovated home to your own specification and is being sold chain-free.

The property is set back behind a carriage driveway, providing ample parking, with additional parking to the side. Upon entering, you are welcomed into an entrance hall. To the left, a bright and double-aspect living room enjoys views to the front and opens through patio doors onto the rear garden. This leads into the kitchen, fitted with an integrated oven, microwave, gas hob, dishwasher, and space for a fridge freezer. There is also room for a breakfast table overlooking the garden.

A utility room provides space for a washing machine and tumble dryer, while a practical boot room to the side of the property features sliding patio doors and access to a ground floor WC. Also on the ground floor, at the front of the property, is a double bedroom in need of decoration.

Upstairs, there are three double bedrooms, two of which benefit from built-in wardrobes. The family bathroom includes a bath, separate shower, wash basin and WC.

Outside, the rear garden is of exceptional size. A patio area immediately to the rear of the house leads to an extensive lawn bordered by mature trees and hedging, along with a pond. Beyond this, a further area of garden offers space ideal for a variety of uses, including vegetable growing or creating a further outdoor entertaining space. A garage with power and lighting and two timber sheds adds further versatility.

Charlbury offers excellent local amenities, including shops, caf  s, a primary school, and a railway station providing regular services to Oxford and London Paddington, making it an ideal location for commuters and families alike.

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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