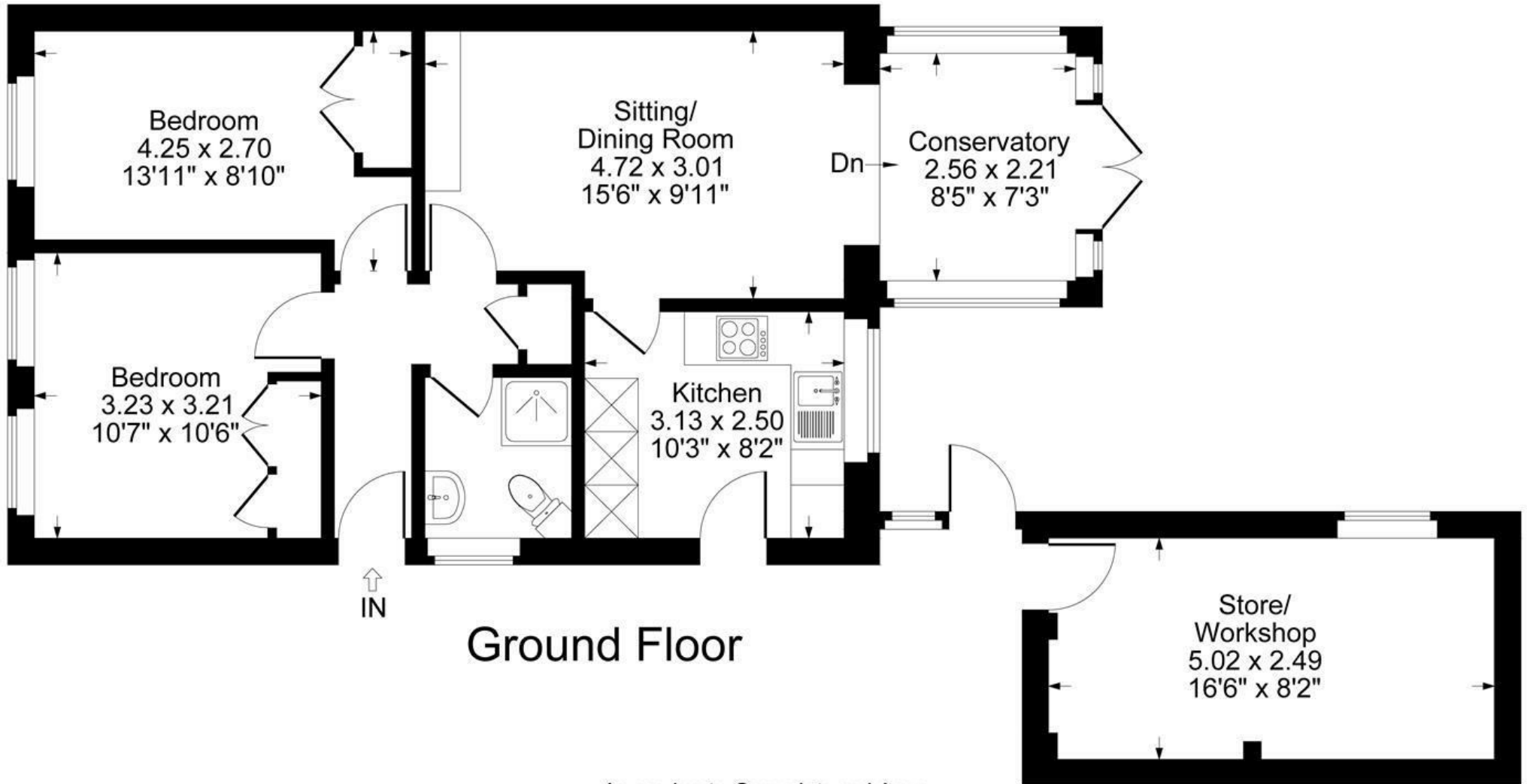






Ground Floor

Outbuilding

Approximate Gross Internal Area
Ground Floor = 58.75 sq m / 632 sq ft
Outbuilding = 12.50 sq m / 135 sq ft
Total Area = 71.25 sq m / 767 sq ft

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

The Property

Set in a peaceful cul-de-sac with far-reaching views over the Oxfordshire countryside, this well-presented two-bedroom bungalow offers light-filled living and modern finishes throughout.

The property has been updated with new carpets and features a contemporary kitchen with high quality limestone flooring fitted with integrated appliances, including a dishwasher, NEFF oven, fridge/freezer and extractor, and space for a washing machine. The entrance hall is bright and welcoming, leading to a generously sized living room with built-in storage and shelving. A step down leads to an additional sitting or dining room area with patio doors that open directly onto the garden, creating a lovely flow between indoor and outdoor spaces.

There are two comfortable bedrooms, each with built-in wardrobes, and a stylish shower room with high quality limestone flooring, a walk-in shower, WC, and basin.

Outside, the property enjoys a front lawn and driveway parking for two vehicles. To the rear, the garden is a particular highlight, with a patio and lawn area overlooking open countryside—ideal for relaxing or entertaining. An outbuilding with power and lighting offers excellent additional storage or workspace.

Charlbury offers a thriving community, excellent transport links, and immediate access to surrounding countryside, making this a perfect option for those seeking a peaceful yet connected setting.

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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