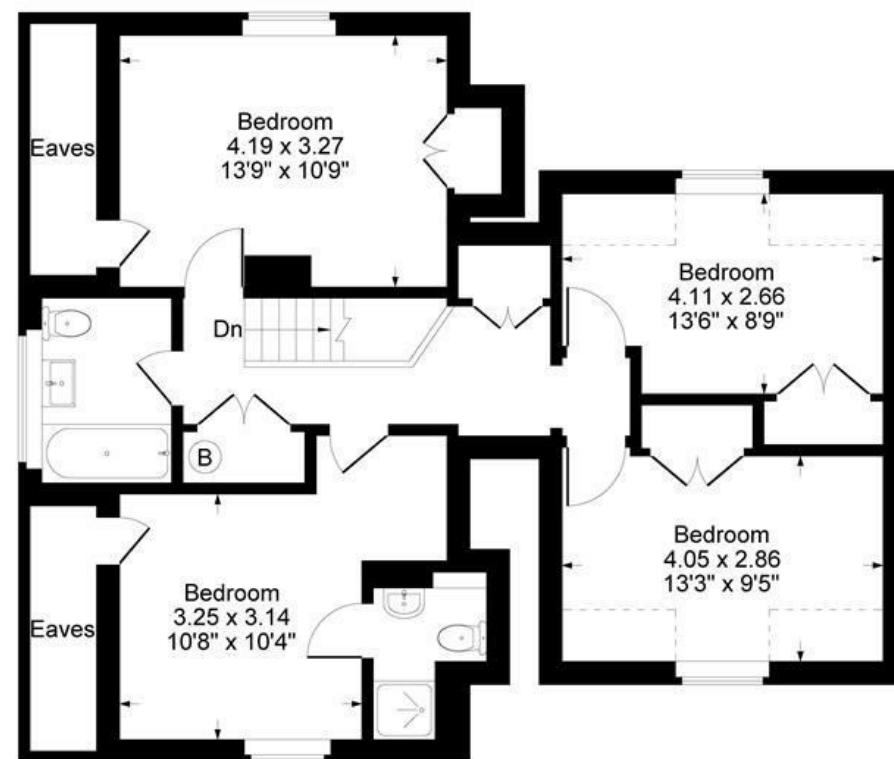


Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 96.19 sq m / 1035 sq ft  
 First Floor = 69.58 sq m / 749 sq ft

Garage = 14.15 sq m / 152 sq ft

Total Area = 179.92 sq m / 1936 sq ft

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

## **The Property**

A spacious four-bedroom detached home set along Crawborough, High Gable is ideally positioned just a short walk from the town centre and next door to the primary school. The property offers excellent potential and would make a wonderful family home. Set back from the road with off-street parking for several vehicles and access to a single garage, the property opens via an entrance porch into a generous hallway. The open-plan kitchen, dining and living space runs the depth of the house, with the kitchen offering a double oven and space for a dishwasher, washing machine and fridge freezer. There is room for a large dining table, and the living area at the rear benefits from patio doors opening onto the garden.

A side hall provides access to the front, a WC with shower, and a flexible studio/snug with doors out to the garden— ideal as a playroom or additional reception space. A separate study offers a quiet work-from-home space.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom has its own ensuite, and a family bathroom serves the remaining rooms. Some of the bedrooms feature built-in storage. While well maintained, the house would now benefit from a degree of modernisation, offering a great opportunity to update and personalise.

The rear garden enjoys wide-ranging views over Charlbury and the open countryside beyond. A paved terrace leads down to a lawn, mature trees and hedging, and there is a greenhouse and side access to the front.

Crawborough is an unadopted road with a public right of way and offers a peaceful setting within easy reach of Charlbury's shops, station and surrounding walks.

## **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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