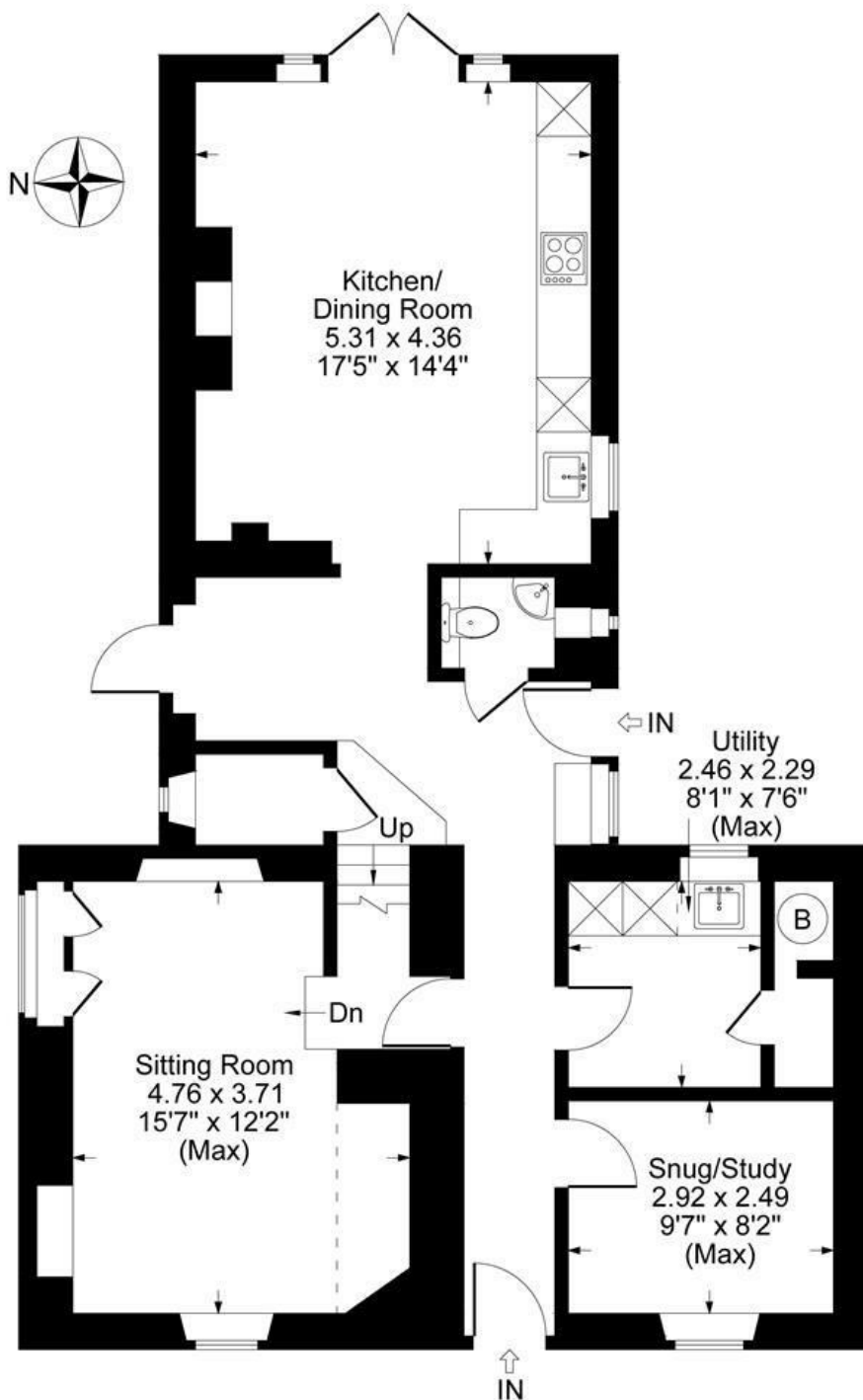




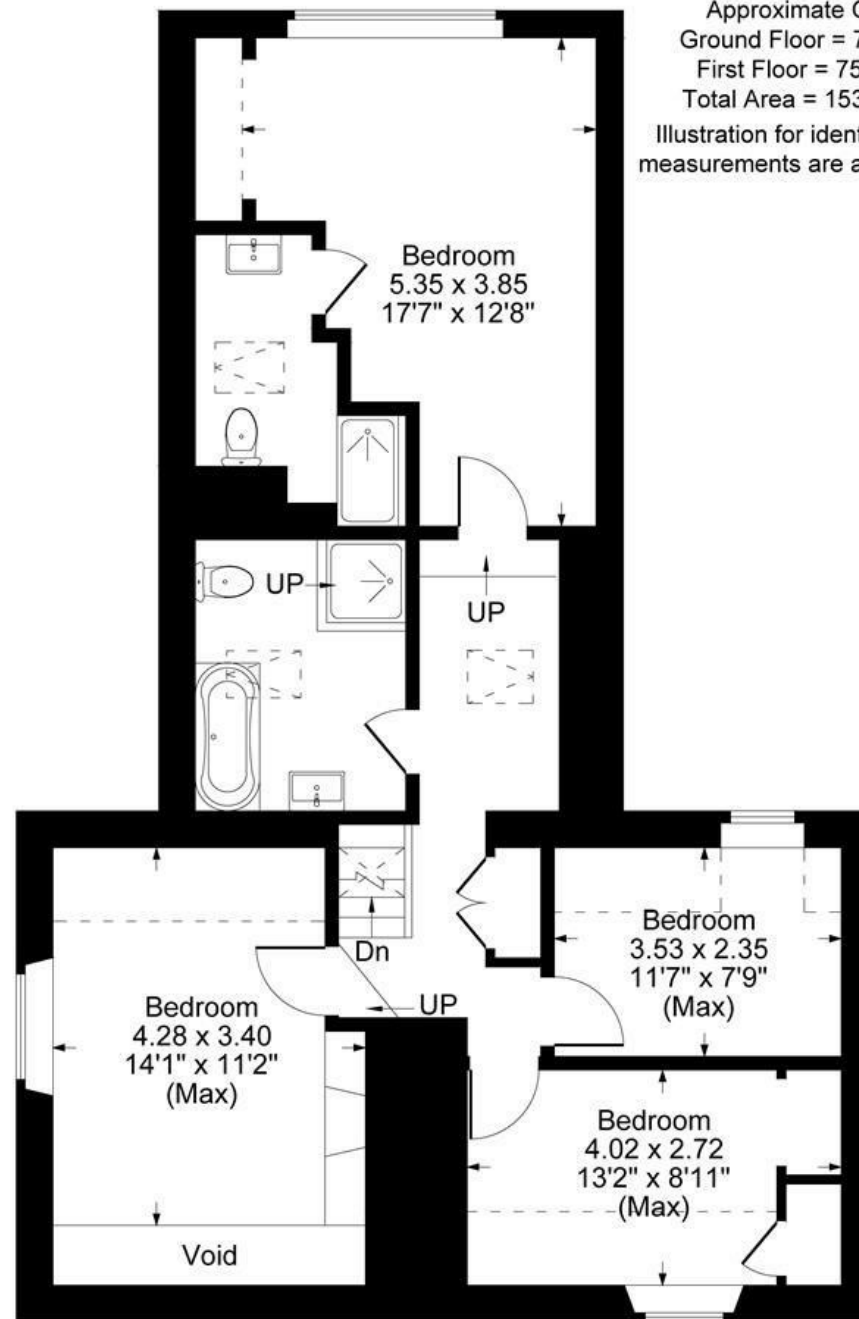
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Charlbury Road, Spelsbury





Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 78.30 sq m / 843 sq ft  
 First Floor = 75.64 sq m / 814 sq ft  
 Total Area = 153.94 sq m / 1657 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## The Property

Set in the heart of the charming village of Spelsbury, Tooleys is a handsome Grade II listed detached home with a distinctive thatched front elevation and tiled rear, surrounded by beautifully tended gardens.

The house has been completely renovated and thoughtfully reconfigured by its current owners, blending period charm with practical, modern living.

Approached via a path through a wide lawn, the garden opens into a large south-facing patio area. There is generous parking, an EV charging point, and a real sense of privacy throughout the grounds.

You enter a welcoming entrance hall, filled with natural light and laid with flagstone flooring. From here, there is access to a downstairs WC and a rear door leading out to the garden. The kitchen is the heart of the home — a warm and sociable space with a log-burning stove, room for both a large dining table and comfortable seating. Well-equipped with an integrated dishwasher, fridge freezer, Miele induction hob and electric oven, the kitchen also features double doors that open onto a timber deck on the east side — ideal for al fresco dining or morning coffee. Across the hallway is a practical utility room with space for laundry appliances, a sink, and a large storage cupboard. Opposite, the sitting room is full of character, with exposed beams, wood panelling, fitted alcove shelving, a window seat, and a closed-off fireplace. A separate study enjoys views to the front and includes a deep window sill and exposed beams — an ideal spot for home working or quiet reading.

Upstairs, a light and spacious landing leads to four well-proportioned bedrooms, all with original features, including exposed beams and, in some cases, built-in wardrobes. The principal bedroom has its own ensuite shower room, while a large family bathroom includes both a bath and separate shower.

The gardens fully surround the house and have been thoughtfully landscaped. The newly planted hedge encloses the main lawn, which leads to the south-facing patio at the front of the house, while decking wraps around the east and north elevations to provide additional seating and entertaining areas. There's also a wildflower bed, a young orchard of apple and pear trees, and a rose garden, with a small pedestrian gate giving access to the road. To one side of the house is a smartly enclosed bin store, along with a useful log store, garden sheds, and a small workshop — all neatly positioned and in keeping with the rural setting.

A fine village home with character, space, and beautifully established gardens.

## Situation

Spelsbury is a picturesque village set within the Oxfordshire Cotswolds, known for its peaceful rural character and attractive period architecture. Surrounded by rolling countryside and nestled within the Cotswolds Area of Outstanding Natural Beauty, it

offers a tranquil setting while remaining conveniently close to larger centres.

The village lies just two miles from Charlbury, which provides a mainline rail service to Oxford (approx. 20 minutes) and London Paddington (approx. 70 minutes), making it an appealing choice for those seeking a balance between country living and city access.

The nearby towns of Chipping Norton (approx. 4 miles), Burford (approx. 11 miles), and Woodstock (approx. 10 miles) offer a wide range of amenities, schools, and services, while the university city of Oxford is around 17 miles away.

Soho Farmhouse, a private members' club with dining, wellness, and leisure facilities, is approximately 6 miles from Spelsbury, while Daylesford Organic Farm Shop—renowned for its food, homeware, and spa—is around 13 miles away.















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