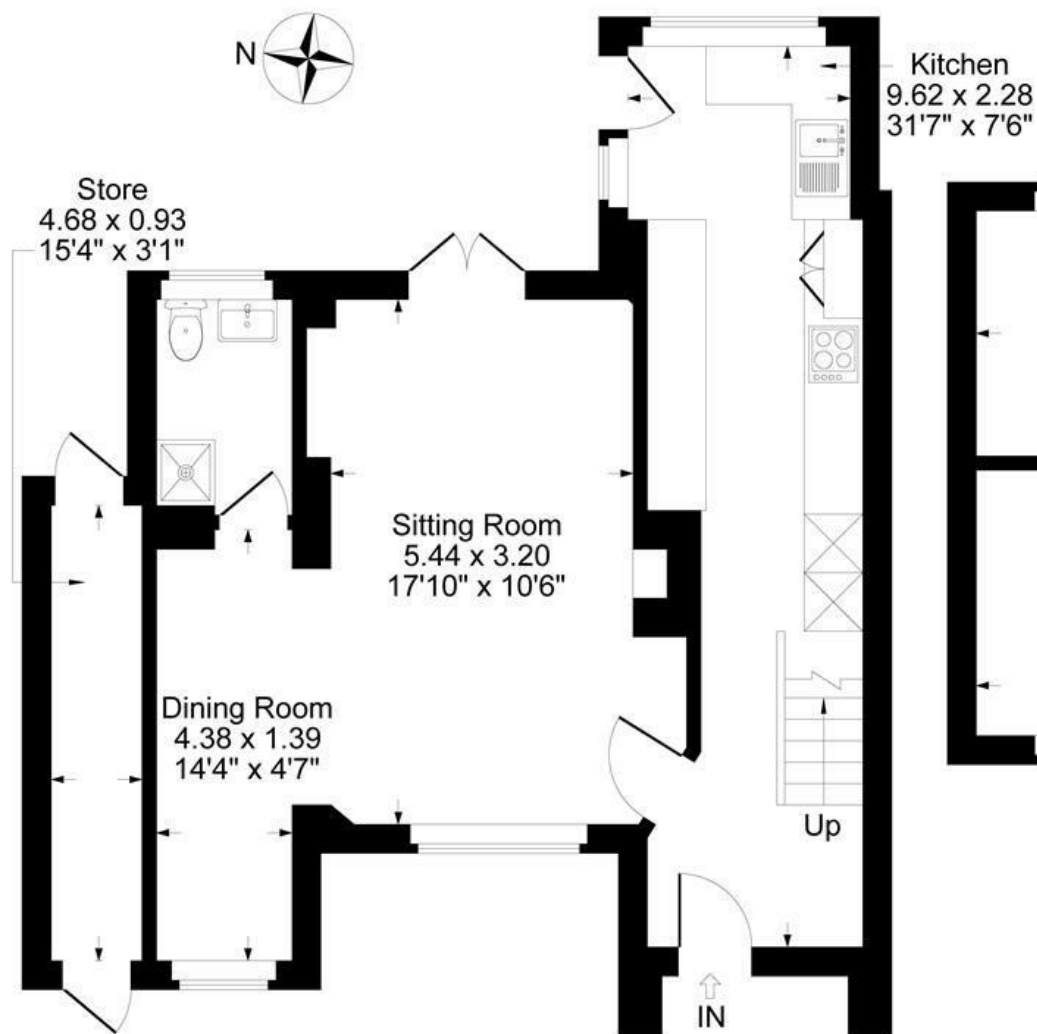




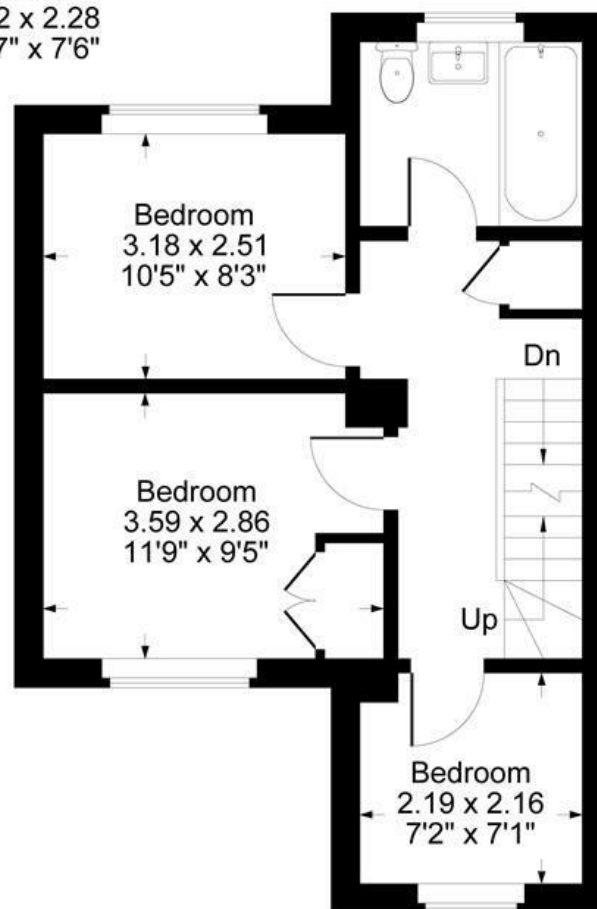
**FAIRFAX**  
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ESTATE AGENTS

Church Close, Charlbury

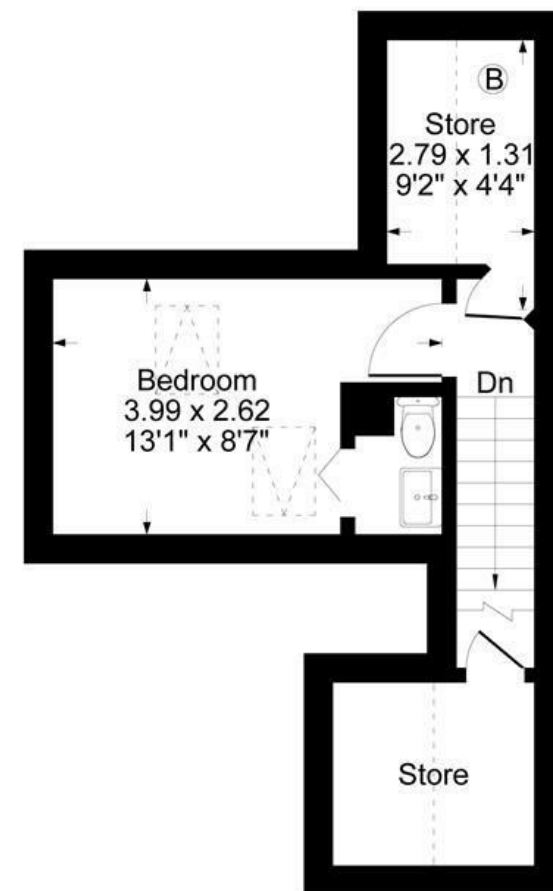




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 54.82 sq m / 590 sq ft  
 First Floor = 37.17 sq m / 400 sq ft  
 Second Floor = 21.73 sq m / 234 sq ft  
 Total Area = 113.72 sq m / 1224 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

### **The Property**

Located in the heart of Charlbury, just a short walk from the train station, 6 Church

Close is a well-presented four-bedroom home offering versatile living space. The property is available fully furnished, with high-quality furniture throughout.

Stepping up into the entrance hall, there is space to hang coats before continuing into the kitchen. The kitchen is fitted with an electric hob and oven, with space for a dishwasher and fridge/freezer, and has direct access to the rear patio garden. The living and dining room is a bright, double-aspect space with engineered wood flooring, a log-burning stove, and double doors opening onto the garden. A downstairs WC also houses space for a washing machine.

On the first floor, there are two double bedrooms, a single bedroom, and a tiled bathroom with a shower over the bath. The top floor features an additional double bedroom with its own WC.

Outside, the private rear garden is enclosed by a traditional dry-stone wall and benefits from side access to the front through a useful store cupboard.

With its central location, excellent transport links, and the option to purchase fully furnished, this home is well-suited for those looking to settle into Charlbury with ease.

### **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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