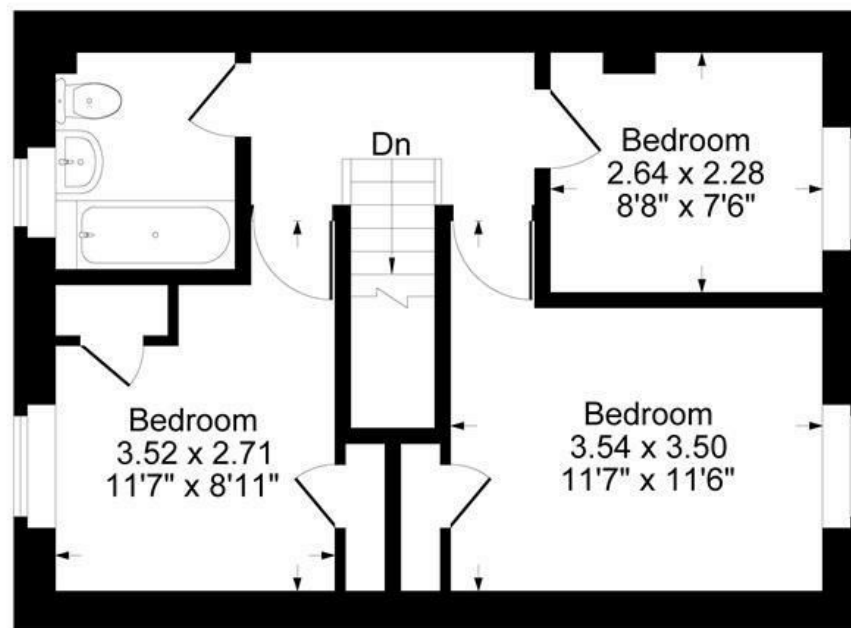


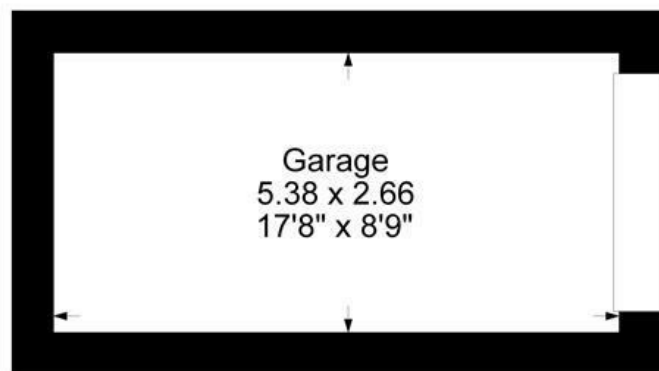




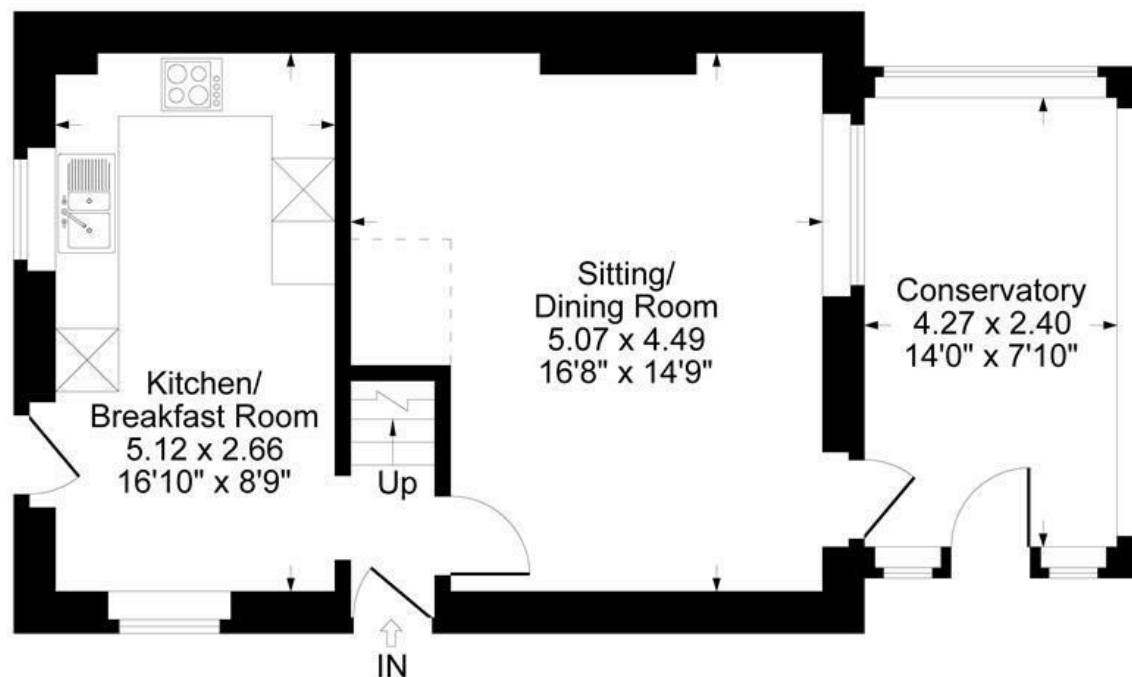
Approximate Gross Internal Area
Ground Floor = 49.33 sq m / 531 sq ft
First Floor = 37.37 sq m / 402 sq ft
Garage = 14.31 sq m / 154 sq ft
Total Area = 101.01 sq m / 1087 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor



Garage



Ground Floor

The Property

Tucked away on a peaceful lane in the heart of Charlbury, Homend Cottage is a charming three-bedroom home with a private garden, off-street parking and a garage. Entry is via the side of the property into a welcoming hallway. To the left is the kitchen, which offers space for a dishwasher, washing machine and fridge freezer, along with a Neff double oven and hob, and room for a breakfast table. A door opens out to the front garden. Opposite the kitchen is a bright and comfortable living room with an open fireplace, leading through to a conservatory that opens onto the garden. Upstairs are three bedrooms — two doubles with built-in wardrobes and a third single room — along with a family bathroom featuring a shower over the bath, basin and WC. The front of the property enjoys a walled garden with established plants and shrubs, while the rear garden is a lovely, private space with a lawn, patio and mature borders. There is off-street parking for two vehicles and a single garage.

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 distant by road.





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