



KINGHAM
HOUSE

FAIRFAX
— & Co —
ESTATE AGENTS

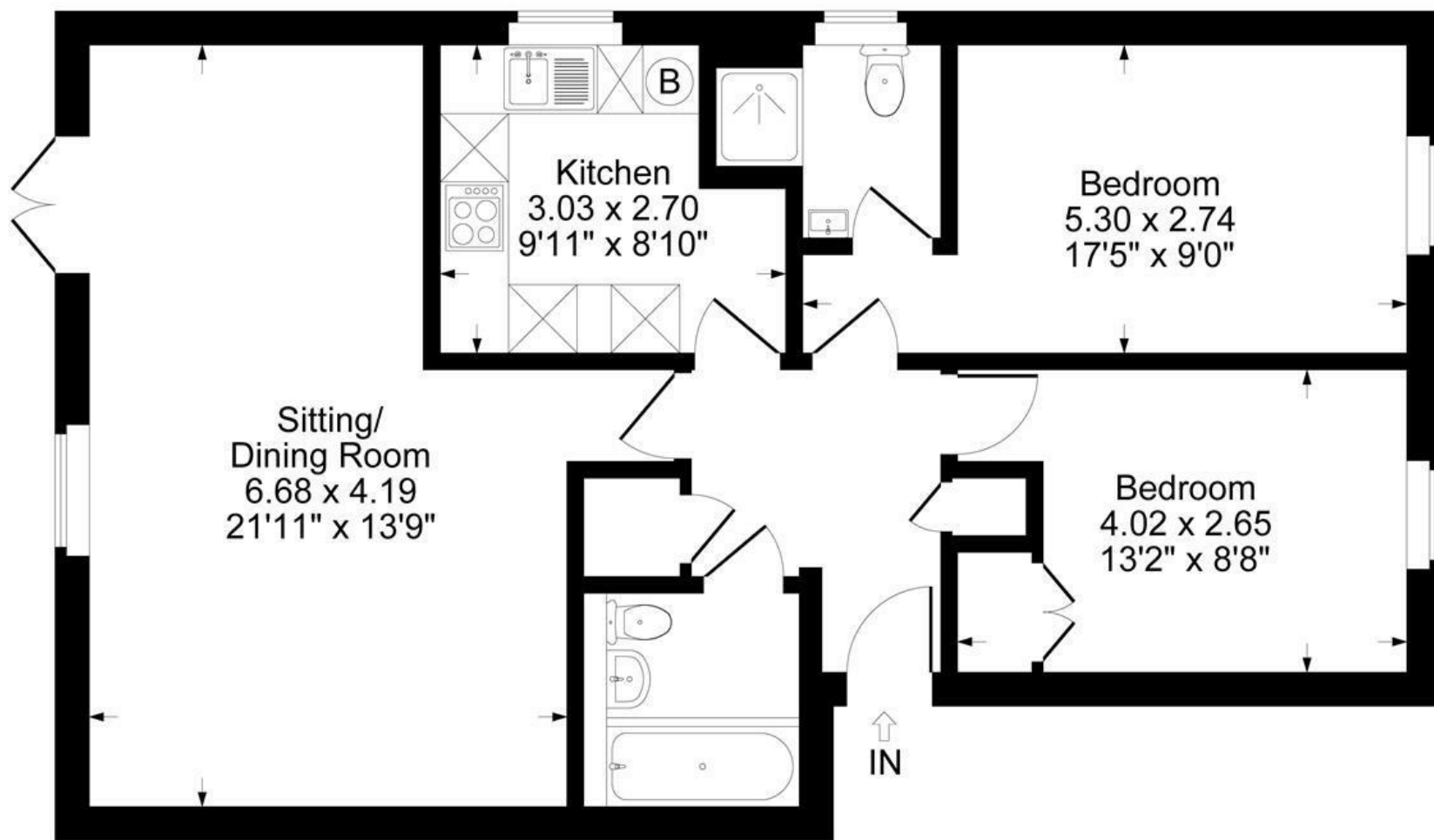
The Slade, Charlbury



Carport
4.79 x 2.41
15'9" x 7'11"



Carport



Ground Floor

Approximate Gross Internal Area
Ground Floor = 70.93 sq m / 763 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A recently refurbished two-bedroom ground floor apartment with a private garden, offering stylish interiors, practical features, and the rare advantage of outdoor space. From the communal entrance hall, with intercom system, the front door opens into a welcoming hallway with wood laminate flooring and two storage cupboards. The newly fitted kitchen is equipped with a Lamona electric oven and hob, integrated microwave, undercounter fridge and freezer, tiled flooring and matt laminate worktops.

The living and dining room provides space for both relaxation and entertaining, with wood laminate flooring continuing throughout, windows with shutters, and double patio doors opening directly to the garden.

The principal bedroom includes a wardrobe, blackout blinds, shutters and an en suite shower room, while the second bedroom benefits from a built-in wardrobe. There is also a family bathroom with shower over the bath.

The private garden is a rare feature for an apartment, with a patio area, lawn, raised bed, gravelled barbecue area and side gate access. Off-street parking for one car is included.

2 Kingham House is double glazed throughout and the location is ideal—just a short walk into the centre of Charlbury with its range of independent shops, the Co-Op, local surgery, and mainline station offering direct links to Oxford and London.

Leasehold - Share of Freehold

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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