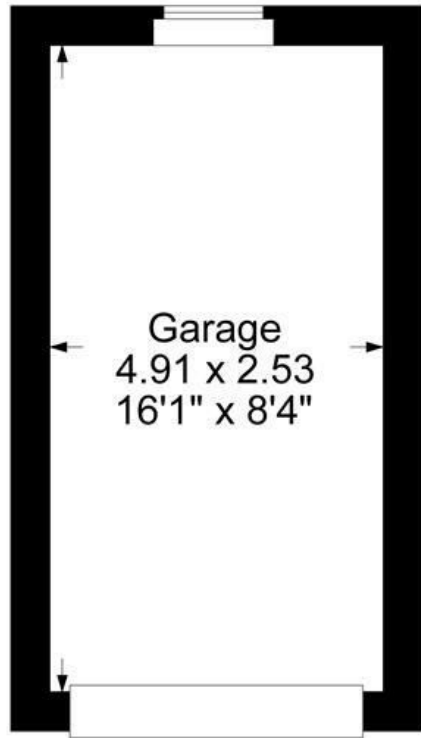




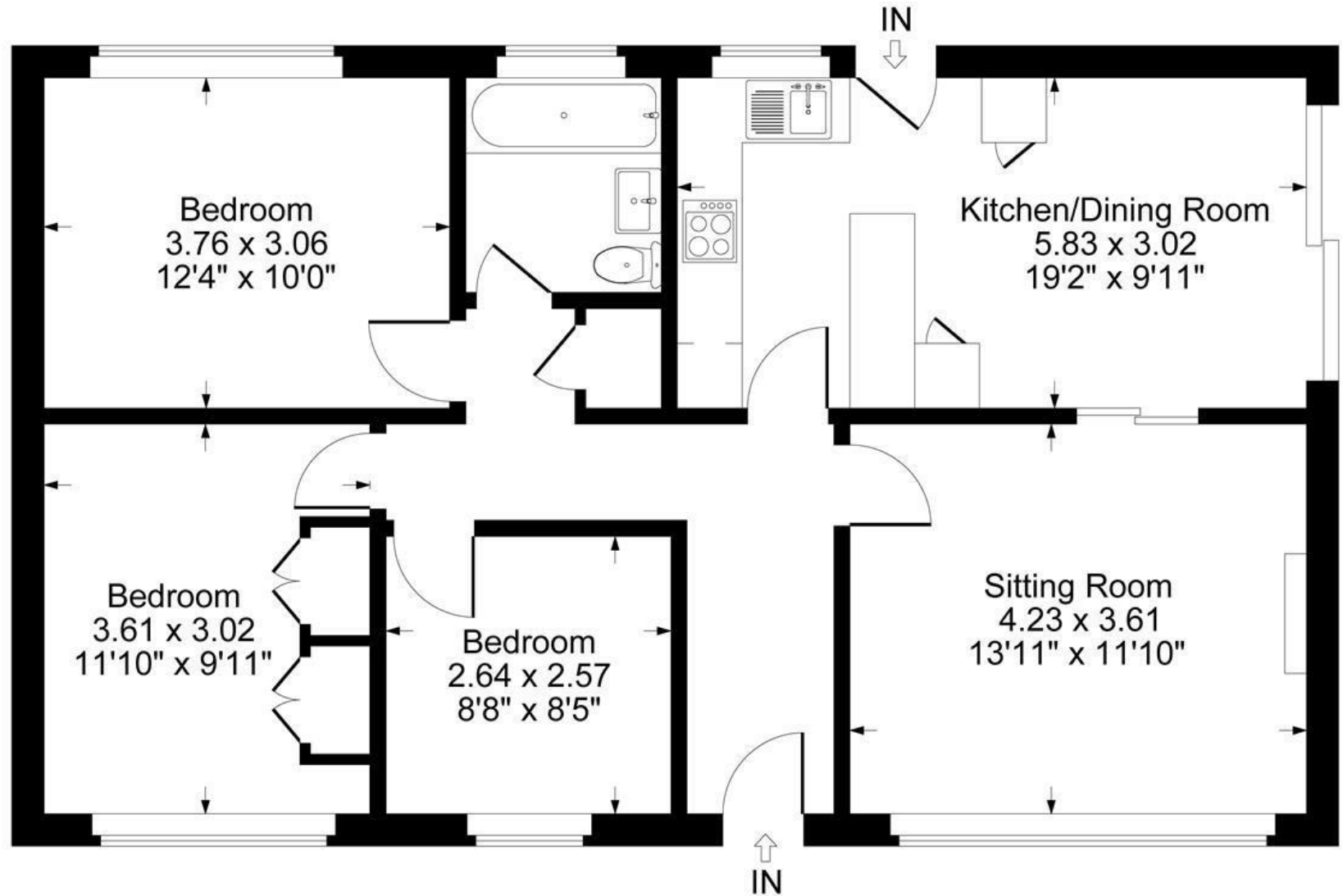


Approximate Gross Internal Area
Ground Floor = 79.79 sq m / 859 sq ft
Garage = 12.42 sq m / 134 sq ft
Total Area = 92.21 sq m / 993 sq ft

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



Garage



Ground Floor

The Property

This three-bedroom bungalow sits on a substantial plot in a sought-after residential area of Charlbury. The property requires renovation and modernisation but presents an excellent opportunity for those looking to create a home to their own specification.

The accommodation begins with a kitchen/dining room fitted with cupboards, a gas hob, electric oven, and space for a dining table. Patio doors open directly onto the garden.

Sliding doors lead through to the living room which features a large window and fireplace. A rear hallway provides garden access and connects to three bedrooms and a bathroom.

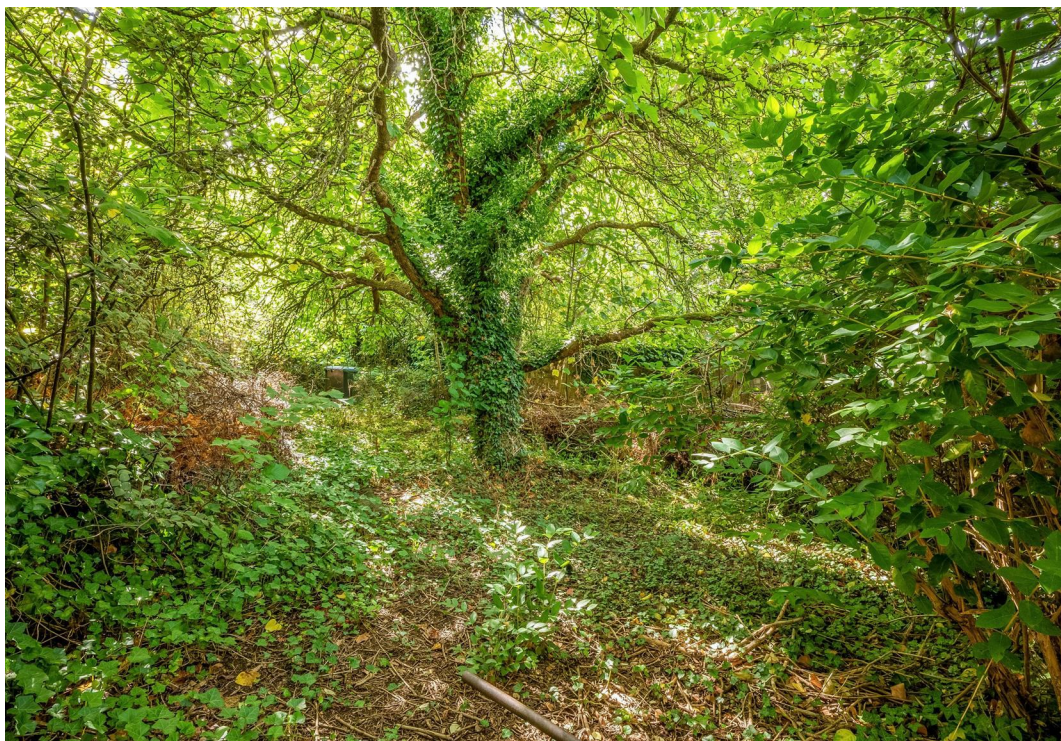
The gardens, currently overgrown, wrap around the rear and side of the property and offer considerable scope for landscaping and extension (subject to planning). A single garage and off-street parking sit alongside the house. To the front, the property benefits from far-reaching views.

Nine Acres Close is within walking distance of Charlbury's shops, cafés and pubs, as well as the primary school, library, and medical centre. Charlbury railway station provides a direct service to Oxford and London Paddington, making this an accessible yet peaceful place to live.

PLEASE NOTE: We have been informed that there is possibly an asbestos tiled floor within the property.

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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