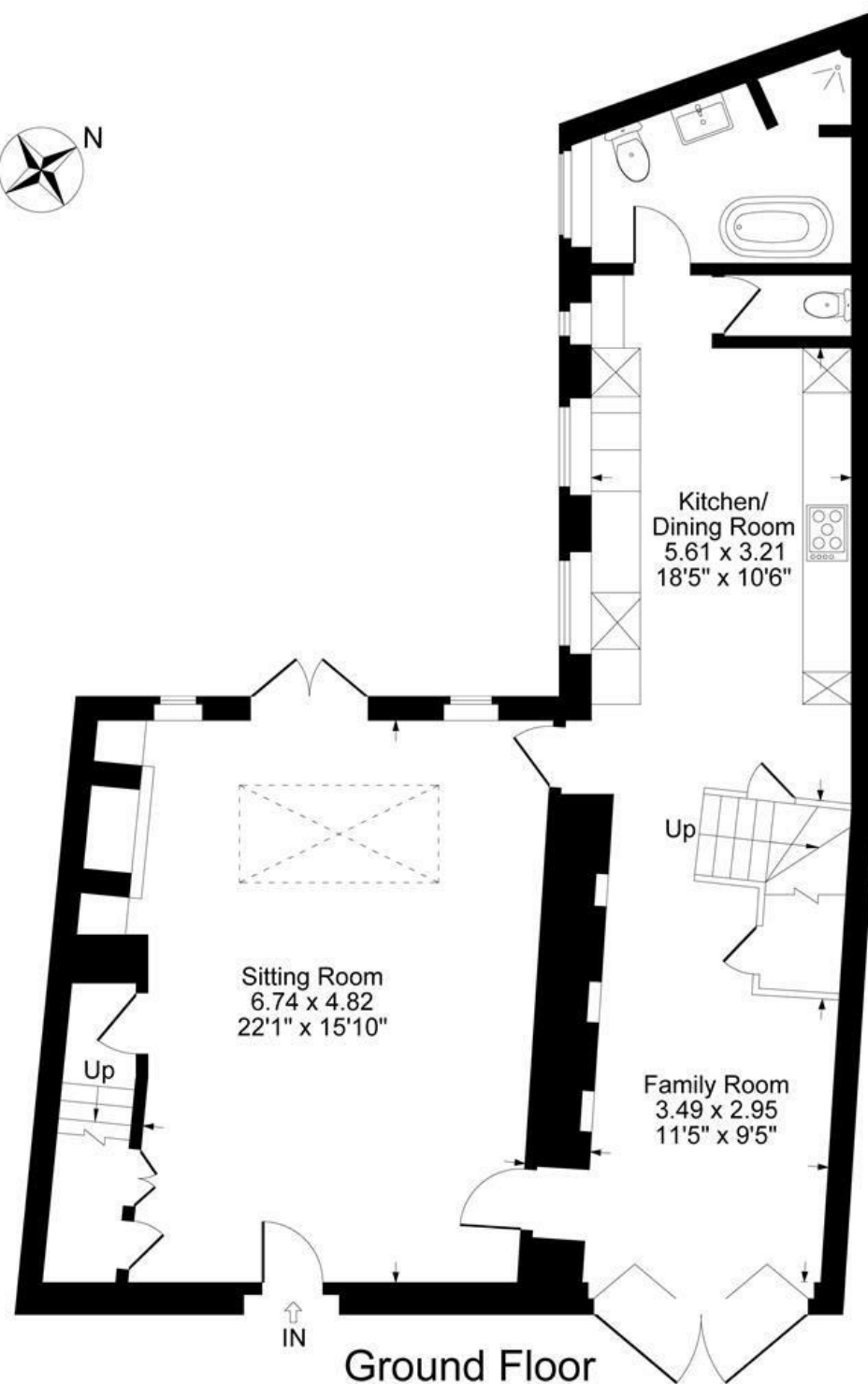
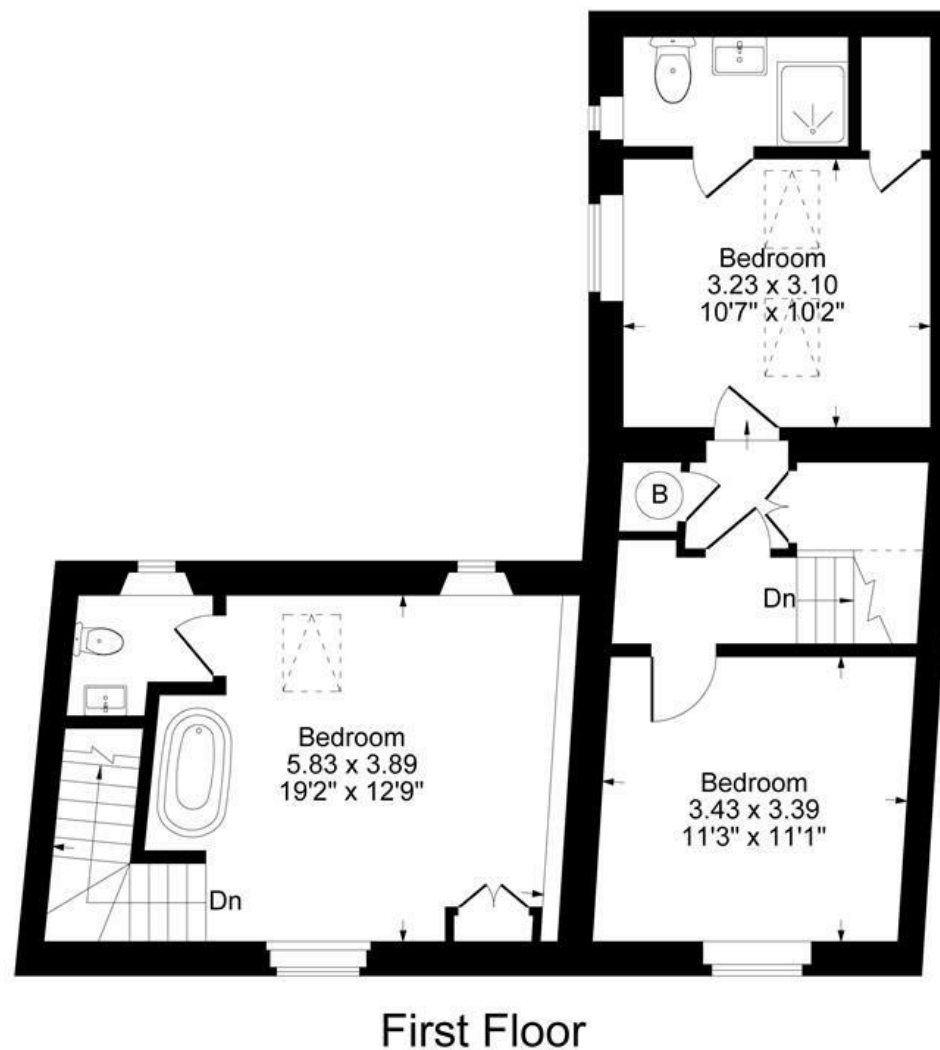






Approximate Gross Internal Area
Ground Floor = 90.84 sq m / 978 sq ft
First Floor = 62.09 sq m / 668 sq ft
Total Area = 152.93 sq m / 1646 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



The Property

Set in the heart of Charlbury, The Old Fire Station is a characterful home with an interesting history, thought to have been the town's fire station until the 1970s. Fully refurbished in 2017, with a further extension adding a third bedroom in 2023. The property combines period character with modern comfort, offering warmth and cosiness throughout.

The front door opens into a generous reception room where exposed stone walls, timber beams and a stone fireplace with wood-burning stove give an immediate sense of character. A lantern roof brings in natural light, and double doors lead out to a private, low-maintenance courtyard garden. From here, steps take you to the snug or study, retaining the original double fire station doors which have been cleverly adapted for warmth. This room is highly versatile and can also serve as a guest bedroom when required.

The property flows through to a bright, open-plan kitchen and dining area, well suited to entertaining, with space for a good-sized dining table. The kitchen is fitted with a DeLonghi range cooker with five gas burners, double Belfast sink, integrated appliances including dishwasher, washing machine, fridge and freezer, and ample storage. A cloakroom sits just off the kitchen, along with a family bathroom featuring a roll top bath, separate shower, basin and WC.

Upstairs, the accommodation is arranged across two wings, each accessed by its own staircase, affording privacy. From the kitchen, stairs rise to two well-proportioned bedrooms: one overlooking the courtyard garden and benefitting from an ensuite shower room, and another with a front aspect onto Browns Lane. A separate staircase from the main reception room leads to the principal bedroom, which enjoys vaulted ceilings, a roll top bath within the room, and an adjoining WC with basin.

Outside, the gravelled courtyard garden is designed for easy upkeep, with seating areas that catch the sun from late morning until late afternoon from the spring through to summer. A covered side passageway provides practical storage and access to the front. With all the amenities of Charlbury on the doorstep - shops, cafés, pubs, heath and veterinary services, and the mainline station - the house is particularly well suited to those seeking convenience.

Furniture and furnishings are available by separate negotiation.

Viewing is strongly recommended to appreciate the space and individuality of this former fire station.

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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