



#### 4 The Playing Close Charlbury, Chipping Norton, OX7 3RJ

A spacious, two-bedroom, cottage, situated close to the swimming pavilion and within walking distance of local shops

Entrance Hall

Downstairs  
Cloakroom

Sitting Room

Dining Room

Kitchen

Two Double  
Bedrooms

Wet Room

Conservatory /  
Study

Patio Garden

Garage

999 year lease  
from 1984

No Ground Rent

55+ Age Covenant

## The Property

4 The Playing Close is a spacious two bedroom cottage situated close to the swimming pavilion.

On entering the property, a door from the entrance hall leads to a useful ground floor cloakroom and another leads to a light and airy sitting room which features an electric fireplace. Double doors lead through to the dining room which in turn leads out into the conservatory/study and the enclosed rear garden.

The kitchen is accessed from the hallway and has a range of fitted units with an integrated oven and hob along with a freestanding fridge freezer, dishwasher and washing machine. On the first floor are two double bedrooms, with bedroom two benefiting from an en-suite shower room. There is also a specially adapted wet room accessed from the landing. There is electric heating and double glazing throughout and a partially boarded loft, accessed via a folding ladder, provides useful extra storage.

A single garage, with light and power, is located in a block nearby.

**Guide Price: £515,000 (Leasehold)**

## Directions to the Playing Close

From the Oxford Ring Road take the A44 north to Chipping Norton through Woodstock and after about two miles turn left onto the B4437 signposted Charlbury. As you approach the village the road runs downhill and there is a sharp bend to the right. Continue on this road (B4022) up the hill past Sturt Close and Hughes Close on your right.

Pass Lee Close on your left and take the next turning left into Dancers Hill which takes you to Pooles Lane. The Entrance to the Playing Close is on the left hand side just before the junction with the Enstone Road.

**Please Note: Upon resale of the property, Cognatum Estates management company charge 1% of sale price plus VAT for the leasehold pack, payable by the vendor**

**For viewings please call the Estate Manager on 01608 811970 / 07384 110120 (Mon-Fri 9am-5pm)**



Sitting Room



Dining Room



Kitchen



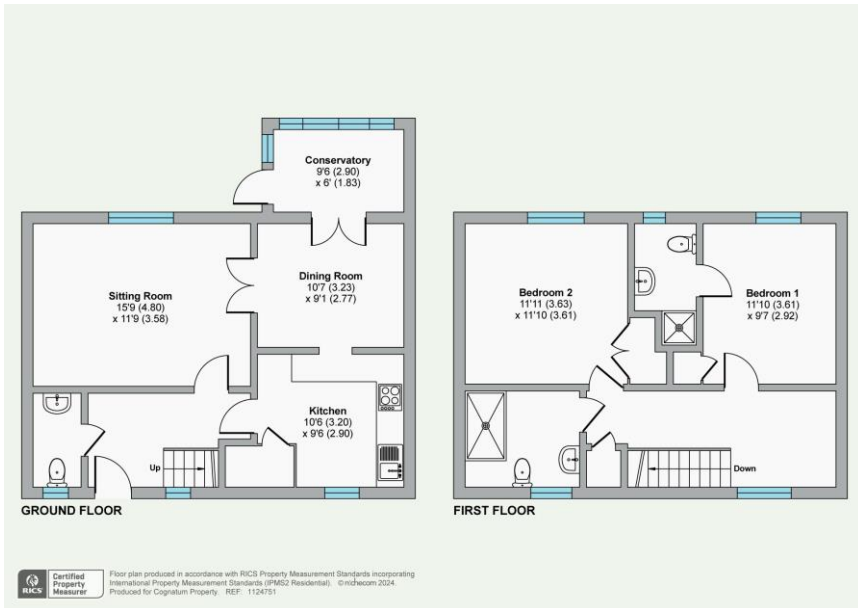
Bedroom 1



Bedroom 2



Bathroom



Rear with enclosed garden

**Approximate Gross Internals: 102.1m<sup>2</sup> / 1100 ft<sup>2</sup>    Service Charge: £8,940 pa    Energy Performance Rating: D    Council Tax Band: E**

These particulars are intended to give a fair description of the property for the guidance of interested parties. They do not constitute any part of an offer or contract. All descriptions, dimensions, distances, orientations, reference to condition and necessary permissions for use and occupation and other statements are given in good faith; interested parties must satisfy themselves on the correctness of each element. The services provided have not been tested by the Agents. No person in the employment of the vendor's Agents has any authority to make or give any representations or warranties whatsoever in relation to this property nor to enter into any contract on behalf of the vendor. Photographs may show general view of retirement estate.

# The Playing Close

The Playing Close has always been thought of as the town green, and the estate was built on the site of the former school. The two and three-bedroom cottages and apartments, each with a private garage, are built in Cotswold stone around a garden with a swimming pavilion for year-long relaxation and exercise. The main garden can be enjoyed from the privacy of conservatories and terraces and the original headmaster's garden is now an attractive sunken garden with sensory planting.

Charlbury is a popular town with more than a spark of character. The Cornbury music festival takes place nearby, there is an annual beer festival and street fair within Charlbury itself and there are cricket and Morris dancing teams as well as many other clubs and societies. There is a rail service that goes to Worcester up-line or to Oxford and London, notable for the original 1853 station building, which is a wooden chalet-type structure in the Italianate architectural style of Isambard Kingdom Brunel. The local area is almost surreal in its beauty, with the Evenlode Valley, the ancient Wychwood Forest and Cotswolds Area of Outstanding Natural Beauty on the doorstep. The delightful university city of Oxford is also only 16 miles away.

Cognatum Estates Limited provides the services and amenities shown below together with the maintenance, repair and insurance of the buildings, personal alarms, window cleaning and refuse collection. The cost of providing these services is shared equally between all properties.



View from Swimming Pavillion



St Mary's Church



Swimming Pavillion



Charlbury Lane

## Services and Amenities at a Glance



16 PROPERTIES  
BUILT 1996



ESTATE  
MANAGER



GARDENER



SWIMMING  
POOL

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Cognatum  
PROPERTY

RETIREMENT IS OPTIONAL

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