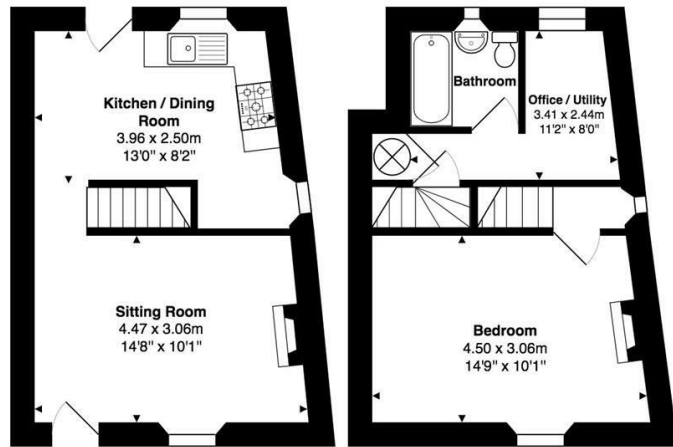




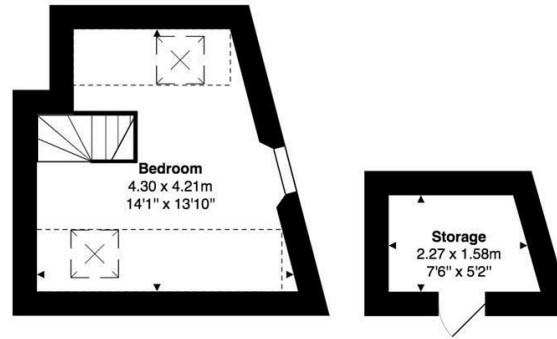
1 BATH COTTAGES, FISHERS LANE, CHARLBURY, OX7 3RY

FLOWERS
ESTATE AGENTS



Ground Floor

First Floor



Second Floor

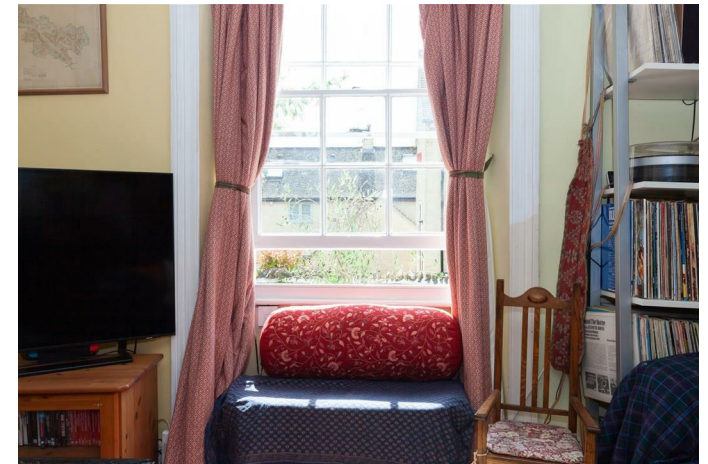
Outbuilding

Approximate Gross Internal Area

67.5 m² ... 727 ft² (excluding storage)

Reduced headroom (less than 1.5 m / 5 ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk





1 Bath Cottages, Fishers Lane, Charlbury, OX7 3RY

Freehold

- Charming period cottage
- Centrally located in a sought-after Cotswold town
- Two double bedrooms
- Reception room with wood burner
- Kitchen/dining room
- Front and rear gardens
- On street parking
- Courtyard garden
- EPC grade E
- Council Tax Band D

Rarely available, 1 Bath Cottages is a characterful and sympathetically restored two-bedroom stone built period home, tucked away on a quiet lane in the centre of this well-regarded Cotswold town.

Unfolding over three well-proportioned levels, the current owners have worked to ensure that historic details have been preserved and enhanced. The front door opens directly into the cosy reception room with wood burning stove and large sash window which promotes an excellent quality of natural light. The well equipped kitchen/breakfast room is positioned at the rear of the plan and is characterised by traditional rustic cabinetry and convivial feel. On the first floor there is a generous landing which could be utilised as office space if required, a master bedroom with feature fireplace and a family bathroom. The second double bedroom is well proportioned and occupies the entirety of the second floor.

Externally, there is a pretty yet low maintenance courtyard garden which the neighbouring property has access rights across. There is also a storage building and gated rear access to the road for added convenience. Parking is on street.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Charlbury

A vibrant and attractive Cotswold Town nestling in rolling hills alongside the River Evenlode. The town has many amenities including a selection of shops, a post office, several pubs, an excellent Primary School and a Railway Station with trains to Paddington (approx. 120 mins) and Oxford (approx. 30 mins). There is an active local community a yearly music festival and surrounding countryside ideal for walking.

Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: D

TENURE: Freehold

Local Authority:

Council Tax Band: D

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

