

FAIRFAX & Co ESTATE AGENTS

Park Street, Charlbury



Approximate Gross Internal Area
Ground Floor = 53.11 sq m / 572 sq ft
First Floor = 39.12 sq m / 421 sq ft
Second Floor = 14.88 sq m / 160 sq ft
Total Area = 107.11 sq m / 1153 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A period cottage situated in the centre of Charlbury, offering well-proportioned accommodation arranged over three floors, together with a particularly attractive and established rear garden.

The property is entered via an entrance hall leading through to the living/dining room, which is arranged into two distinct areas. To the front, the living area provides plenty of space for seating, while the dining area to the rear features a log-burning stove and ample room for a good-sized dining table.

A step leads up to the kitchen, fitted with a gas hob, electric oven, under-counter fridge and freezer, with space for a dishwasher. A stable door opens directly onto the rear garden. Also on the ground floor is a useful utility area and a shower room with WC.

Stairs rise to the first floor, where there are two bedrooms, a separate dressing area and a bathroom. A further staircase leads to the second floor, opening directly into a large double bedroom.

Outside, the rear garden is a particular feature of the property. A patio leads up via steps to a lawned area, with a further patio beyond. The garden continues to a vegetable garden, greenhouse and gravelled seating area at the far end, providing several distinct areas to enjoy.

A lovely period home, centrally positioned in Charlbury, with scope for further improvement and the opportunity to make it one's own.

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 lies within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles away, while the towns of Chipping Norton and Witney are around 7 miles by road. The area also benefits from proximity to well-known destinations including Daylesford Organic Farm Shop and Soho Farmhouse, both a short drive away and offering renowned dining, shopping and leisure facilities.

















1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808