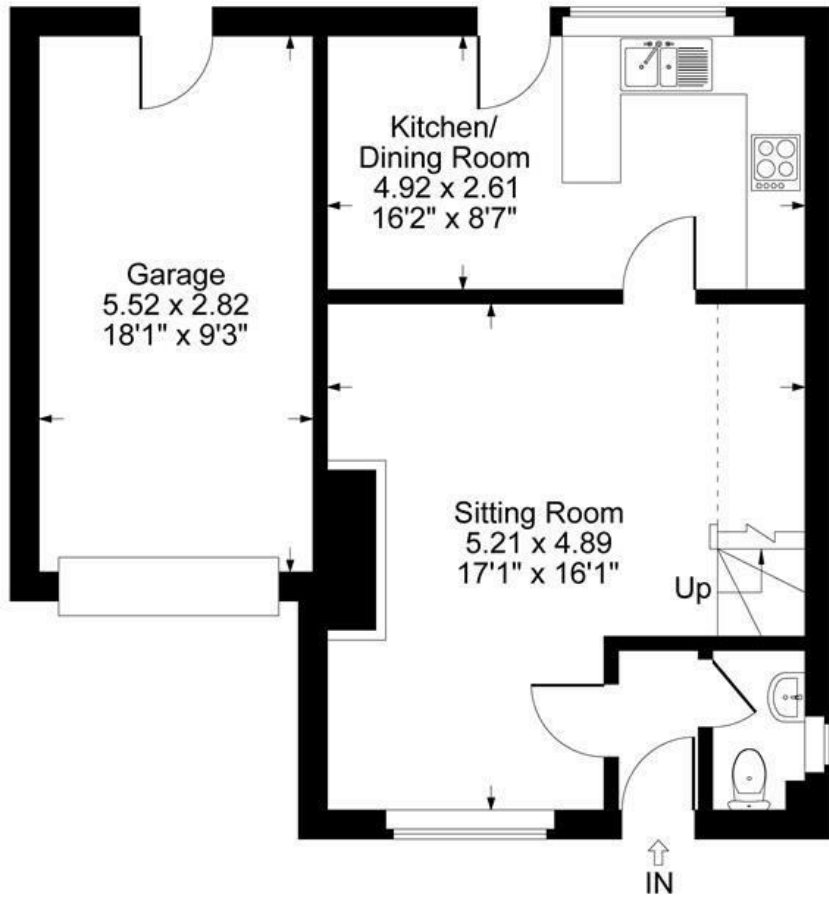


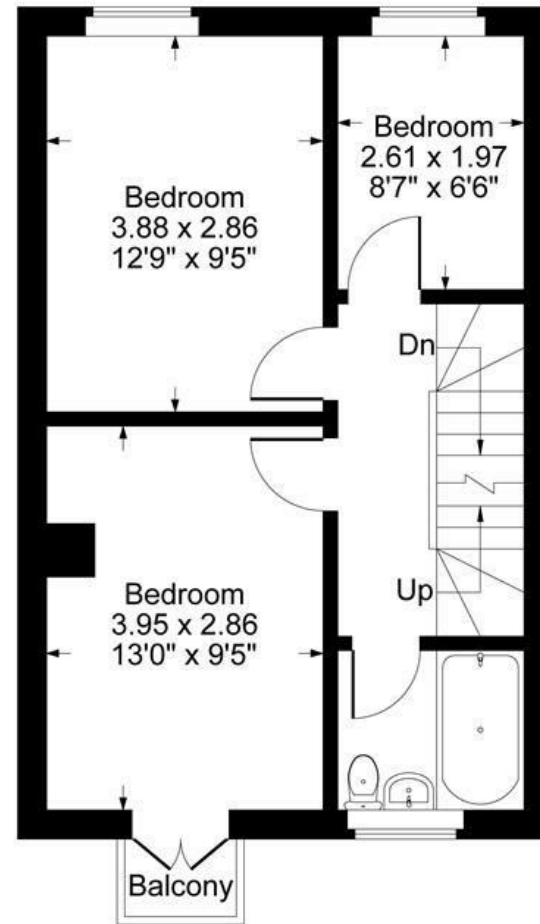


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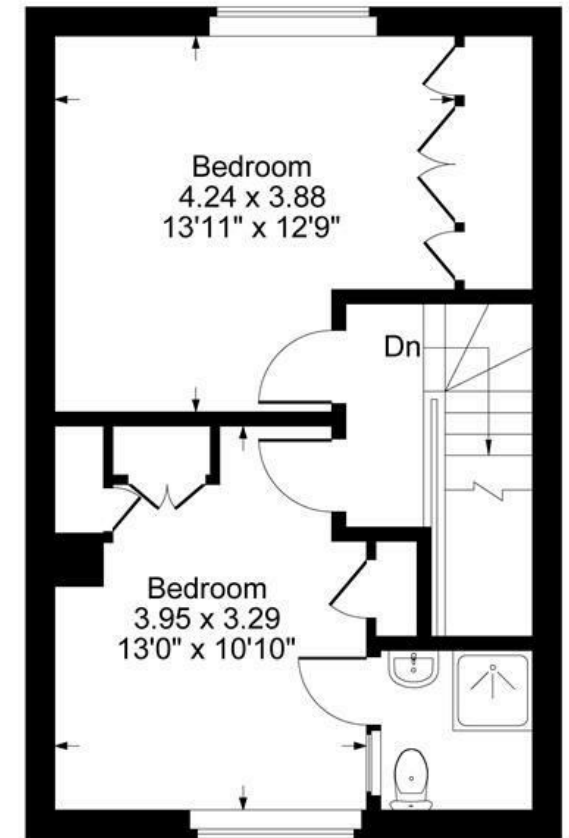
Tanners Court, Charlbury



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
 Ground Floor = 39.21 sq m / 422 sq ft  
 First Floor = 39.21 sq m / 422 sq ft  
 Second Floor = 39.21 sq m / 422 sq ft  
 Garage = 15.56 sq m / 168 sq ft  
 Total Area = 133.19 sq m / 1434 sq ft



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

## **The Property**

Situated in the heart of Charlbury, this spacious five-bedroom home offers versatile accommodation arranged over three floors, along with off-street parking, a garage and low-maintenance gardens to both the front and rear.

You enter into an entrance hall with a useful cloakroom with WC and sink. To the front of the property is the sitting room with stairs rising to the first floor and a fireplace with gas fire (currently disconnected). To the rear is the kitchen/breakfast room, fitted with a freestanding cooker and offering space for a dishwasher and fridge freezer, along with plenty of room for a dining table. A door leads directly out to the rear garden, making it a practical and sociable space for day-to-day living.

On the first floor are three bedrooms, one of which features doors opening onto a balcony. This room has previously been used as an additional reception room, offering flexibility depending on individual needs. There is also a family bathroom fitted with a shower over the bath.

The second floor provides two further bedrooms, both benefitting from built-in wardrobes, while the principal bedroom also enjoys an ensuite shower room.

Outside, the rear garden has been designed for ease of maintenance with a patio seating area and planted borders, along with gated side access leading to the front and access into the single garage. The garage benefits from power, lighting and an up-and-over door. To the front of the property is a further patio garden and off-street parking.

## **Situation**

Charlbury is an ancient market town well positioned in the Oxfordshire Cotswolds, popular with those seeking a country lifestyle while maintaining good 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 a range of amenities, shops, professional and medical services.

The town has several pre-school nurseries and an excellent primary school, while secondary schooling is available nearby at the well-regarded Chipping Norton School.

The surrounding area is recognised for its natural beauty, while nearby destinations include Woodstock and the UNESCO World Heritage site Blenheim Palace, Daylesford Organic Farm Shop, and Soho Farmhouse. Oxford is 17 miles away, while the towns of Chipping Norton and Witney are around 7 miles by road.









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

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