



HIKET LODGE, HIXET WOOD, CHARLBURY

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Hixet Lodge, Hixet Wood, Charlbury, OX7 3SR

Freehold

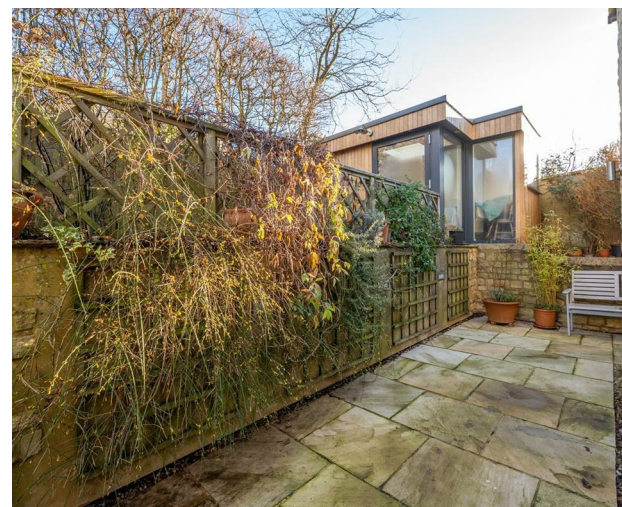
- Detached home of stone construction
- Beautifully located with views towards Cornbury Park.
- Large kitchen/dining room with bespoke cabinetry
- Easily maintained rear garden
- Gated driveway parking
- Three double bedrooms, two with fitted wardrobes
- Well balanced living accommodation
- Bi-fold doors to garden
- Garden studio
- Council tax band E | EPC grade C

Constructed in the early 2000s, this exemplary three-bedroom detached home occupies an idyllic spot within the sought-after Cotswold town of Charlbury. Rich in charm and built using high-quality materials, the property boasts an architectural profile which beautifully complements the local vernacular.

Approaching nearly 1600 Sq Ft, the property offers a series of well-balanced and free flowing living spaces which are synonymous with modern day life. The attractive double fronted stone façade is well sat back from the road and upon entry an immediate sense of space and tranquillity is apparent. An impressive central hallway sets the tone for the tour and leads left to the dual aspect reception room. Bi-fold doors provide direct access to the outside terrace, drawing in a wonderful quality of natural light to illuminate the neutral interiors. The sociable kitchen/dining room sits to the right of the plan and offers the perfect space for entertaining. The ground floor also offers a W.C. for added convenience.

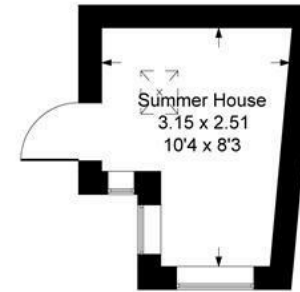
A sizeable landing greets you on the first floor which is home to all three of the well-proportioned bedrooms and family bathroom. The Master bedroom benefits from en-suite facilities along with built in wardrobes.

Externally, the property benefits from a private garden within which sits a detached studio, ideal for use as a home office or creative space. To the front, the gated driveway offers contained parking for multiple vehicles. The property's outstanding location, attractive stone elevations, elegant interiors and sense of privacy all contribute to Hixet Lodge's quiet distinction. Viewings highly recommended.

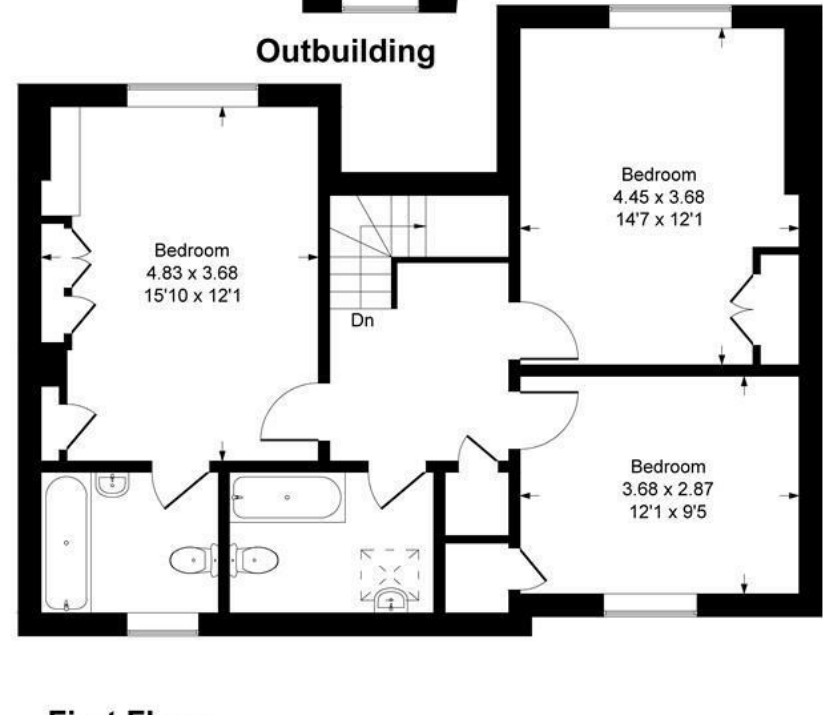


Hixet Lodge

Approximate Gross Internal Area = 146.97 sq m / 1582 sq ft
(Including Outbuilding)



Ground Floor



First Floor

Outbuilding

Illustration for identification purpose only, measurements approximate, and not to scale.





CONTACT

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(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. 90 mins) and Oxford (approx. 20 mins). There is an active local community a yearly music festival and surrounding countryside ideal for walking.

Local Authority: West Oxfordshire

Council Tax Band: E

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