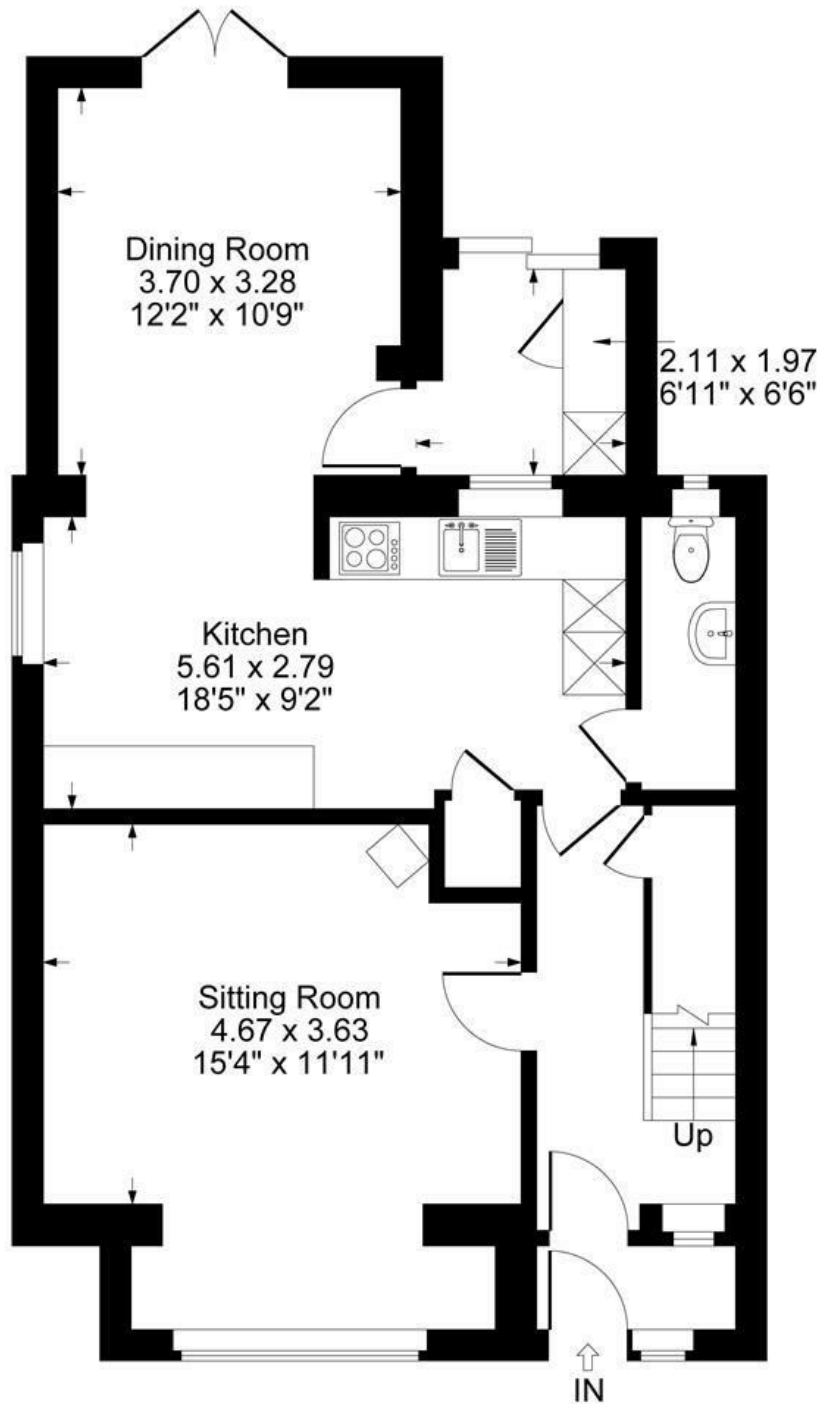


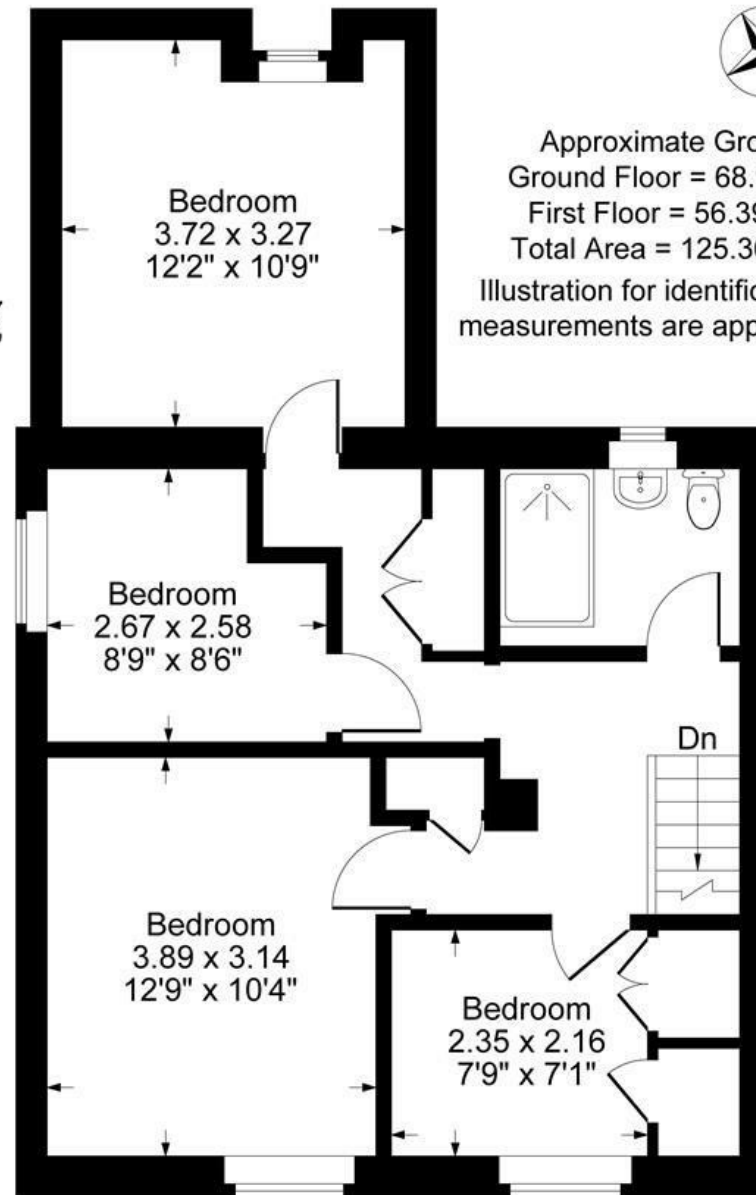


FAIRFAX
— & Co —
ESTATE AGENTS

Jefferson Piece, Charlbury



Ground Floor



First Floor



Approximate Gross Internal Area
 Ground Floor = 68.97 sq m / 742 sq ft
 First Floor = 56.39 sq m / 607 sq ft
 Total Area = 125.36 sq m / 1349 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

A spacious four-bedroom home, offering practical accommodation arranged over two floors, with a good balance of living and bedroom space.

You enter via an entrance porch into the main hallway. To the left sits a spacious sitting room, with a large front-facing window drawing in plenty of natural light, alongside a log burning stove creating a warm and inviting space.

To the rear, there is an open-plan kitchen/dining room. The kitchen is fitted with a range of units and provides space for a washing machine, dishwasher, fridge and freezer, along with a useful pantry cupboard. This opens into the dining area, which comfortably accommodates a large table and benefits from double patio doors leading out to the garden.

In addition, there is a separate utility area with space for a tumble dryer, further storage cupboards, and patio doors providing additional access to the rear. A ground floor WC completes this floor.

Upstairs, there are four bedrooms, including three doubles and a single, making it a flexible layout for families or those needing a home office. The accommodation is served by a newly fitted shower room.

Viewing is recommended to appreciate the space on offer.

Outside, the rear garden is arranged with a patio for low-maintenance use, along with a useful storage area and rear access via a gate.

Jefferson Piece is a well-established residential setting within Charlbury, a popular Cotswold town known for its strong sense of community, mainline railway station with direct links to Oxford and London Paddington, and a good range of local amenities including shops, pubs and countryside walks.

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