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# Tayler & Fletcher



Melody House

Hixet Wood, Charlbury, Oxfordshire, OX7 3SA

Guide Price £2,250,000

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*A charming and well presented light and spacious (3000 sq ft approx) Grade II Listed five bedroom detached period townhouse with private south facing garden and off road parking for multiple cars located in the heart of the sought after town of Charlbury.*

## LOCATION

Melody House is situated in the heart of the sought after and vibrant market town of Charlbury, located in the Evenlode Valley in the northern Cotswolds. Once a centre for glove making during the eighteenth and nineteenth centuries, the town has retained its historic character with a welcoming and walkable town centre. Charlbury is within the Cotswolds Area of Outstanding Natural Beauty (AONB) surrounded by the ancient remnants of Wychwood Forest and situated along the Oxfordshire Way. The town offers an excellent range of amenities, including independent shops, cafés, a supermarket, a post office, and four pubs including The Bell and The Bull, which was recently named National Pub of the Year at the National Pub & Bar Awards 2025.

Charlbury has a well regarded primary school and a couple of nurseries. Meanwhile, secondary schools nearby include Burford School, Bloxham School, Cokethorpe School and Kingham Hill School.

From Charlbury, the area's larger commercial centres of Witney (7 miles) and Oxford (16 miles) are within easy travelling distance with access to the motorway network via the A40 and the M4 to the south. There are main line rail services to London Paddington (80 minutes) at Charlbury (0.5 mile), Hanborough (7 miles) and Kingham (12 miles) and a comprehensive local bus network. Meanwhile, Estelle Manor (6 miles), Soho Farmhouse (9 miles) and Daylesford Organic Farmshop (11 miles) are nearby.

## DESCRIPTION

Melody House is a charming and well presented light and spacious (3000 sq ft approx) Grade II Listed detached period townhouse.

The property comprises an entrance hall, back hall, cloakroom, kitchen, dining room and sitting room downstairs whilst there is also a wine cellar in the basement. There are four double bedrooms, an en suite shower room and a family bathroom on the first floor. There is the master bedroom, dressing room, en suite bathroom, dressing area and study on the second floor.

There are therefore currently five bedrooms although the configuration could be altered to accommodate a sixth bedroom if desired. There is a private south facing garden with a gravelled parking area located at the end of the garden enabling off road parking for multiple cars.

It is the first time that Melody House has come onto the market in almost 20 years and therefore represents a rare opportunity to acquire a family home in the heart of Charlbury.

## Approach

Wrought iron gate with paved pathway leading to timber framed front door with glazed insert panels and overhead covered porch to:

## Entrance Hall

Flagstone flooring. Exposed oak timber beams. Timber framed door to below stairs storage cupboard. Timber framed door to kitchen with timber framed door to:

## Back Hall

Tiled flooring. Timber framed stable door with glazed insert panels providing direct access into the garden. Timber framed door to:

## Cloakroom

Low level WC with standard cistern and wash hand basin with flashback. Single glazed window to the rear elevation. From the back hall, timber framed door with glazed insert panels to:

## Kitchen

Bespoke fitted shaker kitchen. Granite work surfaces with storage cupboards below and wall mounted cupboards above. Belfast sink unit with mixer tap and cupboards below. Double electric oven and grill with five ring gas hob and exposed stone walling above. Microwave. Space for refrigerator and freezer. Integrated dishwasher. Breakfast bar with granite work surfaces and cupboards and drawers below. Part tiled walls. Tiled flooring. Exposed oak timber beams. Single glazed sash windows to the side elevation. Proceed through to:



## Dining Room

Recessed fireplace with stone surround and hearth with oak timber beam above. Exposed stone walling and exposed oak timber beams. Tiled flooring. Single glazed sash windows with window seat to the front elevation. From the entrance hall, timber framed door to:

## Sitting Room

Recessed open fireplace with stone surround and hearth. Exposed stone walls. Exposed oak timber beams. Timber flooring. Single glazed sash windows to the front elevation. French doors with single glazed insert panels providing direct access into the garden. From the entrance hall, stairs with timber balustrade rise to:

## First Floor Landing

Timber framed door to storage cupboard. Timber flooring. Single glazed window to the rear elevation. Timber framed door to:

## Bedroom 2

Decorative cast iron fireplace and stone hearth. Built-in wardrobe. Exposed oak timber beams. Single glazed sash windows to the front and side elevations. Timber framed door to:

## Ensuite Shower Room

Low level WC with standard cistern, wash hand basin with tiled splashback. Shower cubicle with overhead shower. Wall mounted vanity cupboard. Timber flooring. Single glazed window to the rear elevation. From the first floor landing, timber framed door to:

## Bedroom 3

Single glazed sash windows to the front elevation. From the first floor landing, timber framed door to:

## Bedroom 4

Decorative cast iron fireplace. Built-in cupboard. Single glazed sash windows to the front elevation. From the first floor landing, timber framed door to:

## Bedroom 5

Single glazed sash windows to the side elevation. From the first floor landing, timber framed door to:

## Family Bathroom

Low level WC with standard cistern, wash hand basin with splashback. Panelled bath. Shower cubicle with overhead shower. Part tiled walls. Single glazed sash windows to the side elevation. From the first floor landing, stairs rise to the second floor to:

## Master Bedroom

Vaulted ceiling with exposed oak timber beams. Timber flooring. Double glazed sash windows to the front elevation. Proceed through to:

## Dressing Room

Range of built-in wardrobes. Hatch to loft roof space. Exposed oak timber beams. Timber flooring. Double glazed sash windows to the front elevation. Single glazed windows to the side elevation. From the master bedroom, timber framed door to:

## Ensuite Bathroom

Low level WC with standard cistern, pair of wash hand basins with splashback and drawers below. Roll top bath with shower attachment. Shower cubicle with overhead rain effect shower. Panelled walls. Flagstone flooring. Exposed oak timber beams. Timber framed door to airing cupboard housing the hot water tank. Single glazed sash windows to the side elevation. Proceed through to:

## Dressing Area

Range of built-in wardrobes. Timber flooring. Single glazed sash windows to the side elevation. From the master bedroom, timber framed door to:

## Study

Timber flooring. Single glazed windows to the side elevation.

## OUTSIDE

Melody House has a private south facing low maintenance walled garden. There is a paved patio adjacent to the sitting room which facilitates outside dining and entertaining. Timber framed bin store. The majority of the garden is laid to lawn with mature shrubs and plants. Steps lead down to the gravelled area at the end of the garden enabling off road parking for multiple cars. There are EV charging points with their own power supply.

## SERVICES

Mains electricity, water and drainage.

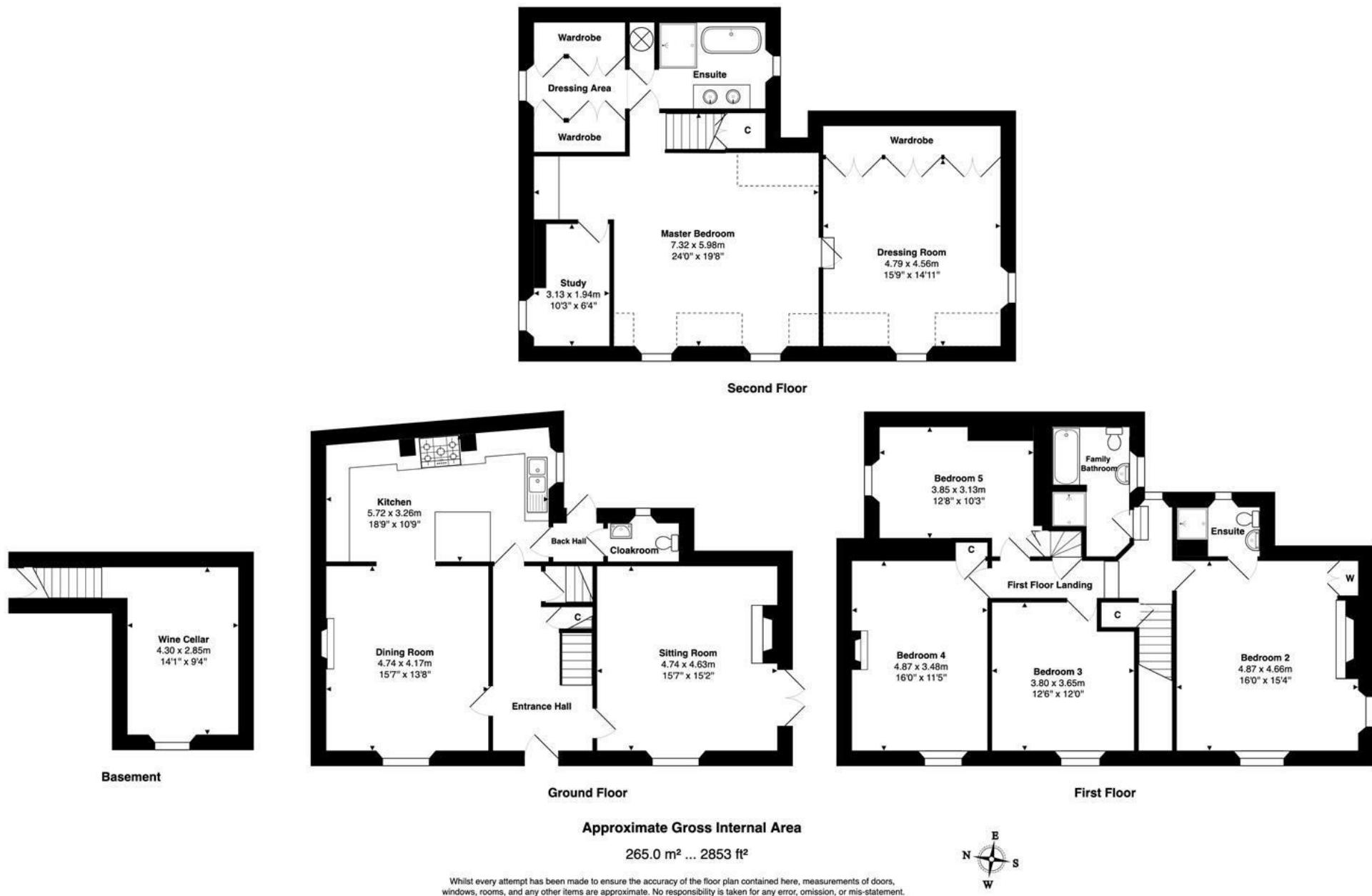
Mains gas central heating.

## LOCAL AUTHORITY / COUNCIL TAX

West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB. Telephone: 01993 861000 / Band 'G'  
Rate payable for 2025 / 2026 £4028.83



## Floorplan



## Location Map



## Viewing

Please contact our Burford Sales Office on 01993 220579 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.