



**FAIRFAX**  
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ESTATE AGENTS

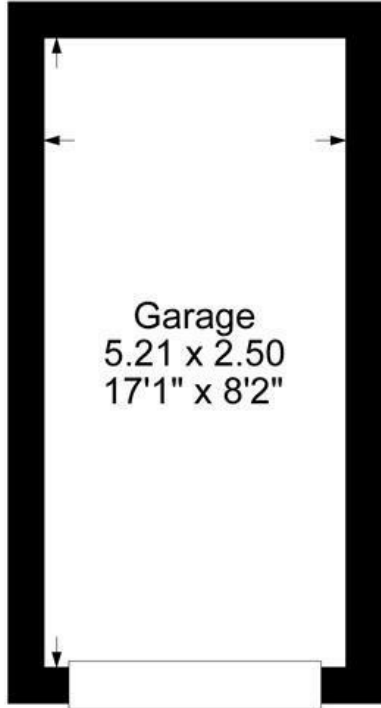
Ticknell Piece Road, Charlbury



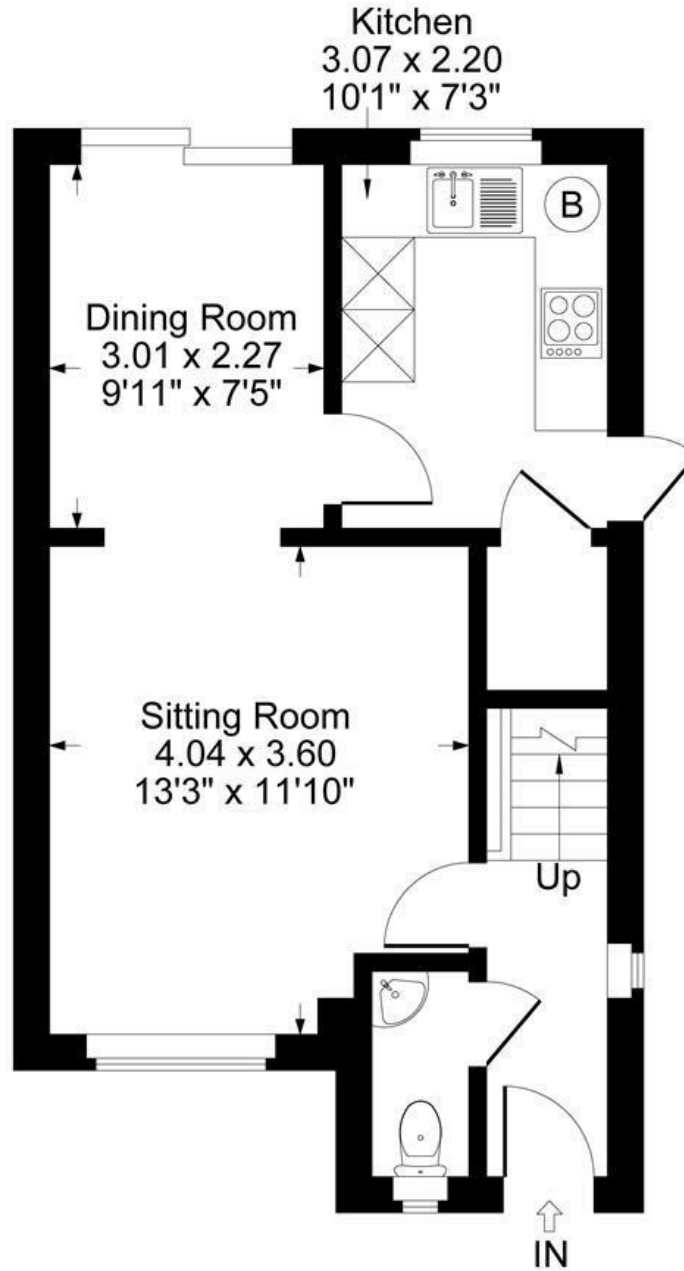
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Approximate Gross Internal Area  
 Ground Floor = 35.56 sq m / 383 sq ft  
 First Floor = 33.26 sq m / 358 sq ft  
 Garage = 13.02 sq m / 140 sq ft  
 Total Area = 81.84 sq m / 881 sq ft

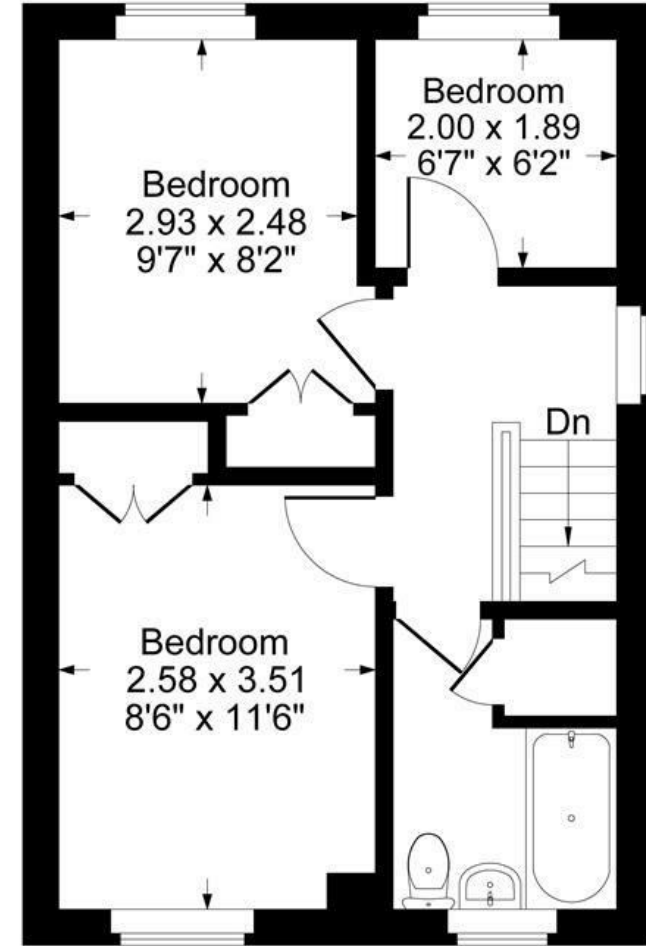
Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

## **The Property**

A well presented three-bedroom end terrace home, offering a practical layout, a good-sized garden and the benefit of off-street parking with a garage.

The front door opens into an entrance hall, with a useful downstairs cloakroom. From here, you step into the sitting room which flows through to a dining area at the rear, with patio doors opening out to the garden, allowing for plenty of natural light.

The kitchen is fitted with a gas hob and electric oven, with space for a washing machine and an under-counter fridge. There is also a pantry cupboard beneath the stairs and a side door providing convenient access to both the front and rear of the property.

Upstairs, there are three bedrooms comprising two doubles and a smaller third room, which would work well as a child's bedroom or study. The family bathroom is fitted with a shower over the bath, and there is also an airing cupboard.

Outside, the rear garden is a particularly appealing feature, with a patio area and the benefit of gated side access. To the front, there is a garage and parking for one car.

Ticknell Piece is well placed for Charlbury's range of everyday amenities, including local shops, pubs and a mainline railway station with services to Oxford and London Paddington, making it a convenient spot for both day-to-day living and commuting.

## **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.









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