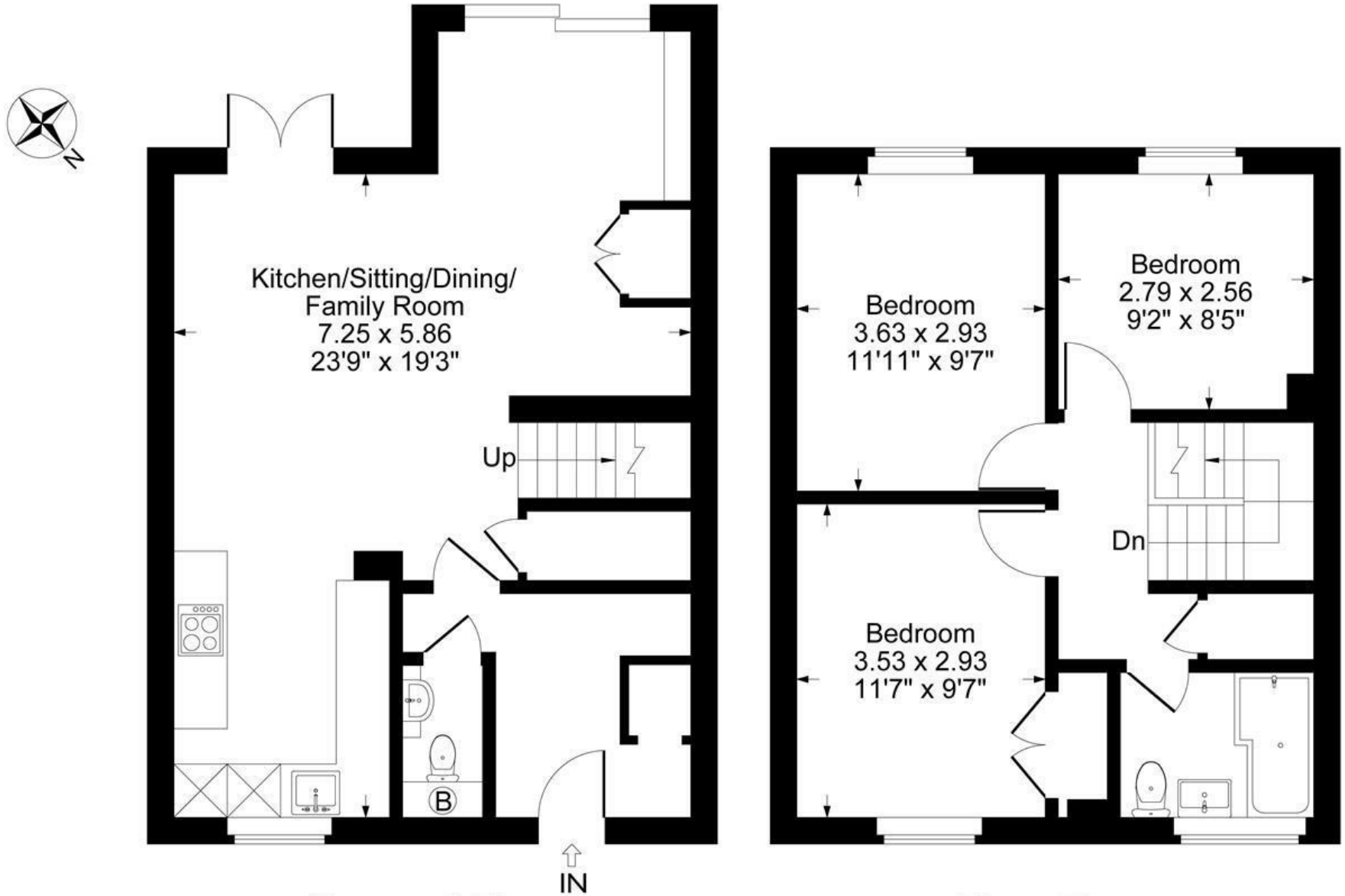

FAIRFAX
& Co
ESTATE AGENTS
Marlborough Place, Charlbury



Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 46.85 sq m / 504 sq ft
First Floor = 42.26 sq m / 455 sq ft
Total Area = 89.11 sq m / 959 sq ft

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

The Property

An end-of-terrace three-bedroom property offering spacious open-plan living accommodation and a good-sized rear garden.

The property is entered via an entrance hall with hanging space and a built-in storage cupboard, together with a separate cloakroom WC. The hallway leads through to the open-plan living space, which incorporates the kitchen, dining and sitting areas, with wood-effect vinyl flooring throughout.

The kitchen is fitted with an induction hob and electric oven, with space for a dishwasher and washing machine. There is ample room for a good-sized dining table, with double doors opening directly onto the garden. The sitting area provides space for one or two sofas, with built-in shelving within the alcoves, including media storage.

On the first floor are three spacious bedrooms and a family bathroom fitted with a shower over the bath. There is also additional storage space within the loft.

Outside, the rear garden is mainly laid to lawn, with a patio and separate decked area providing space for outdoor dining and seating. There is also a garden shed and useful side access to the front of the property.

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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