



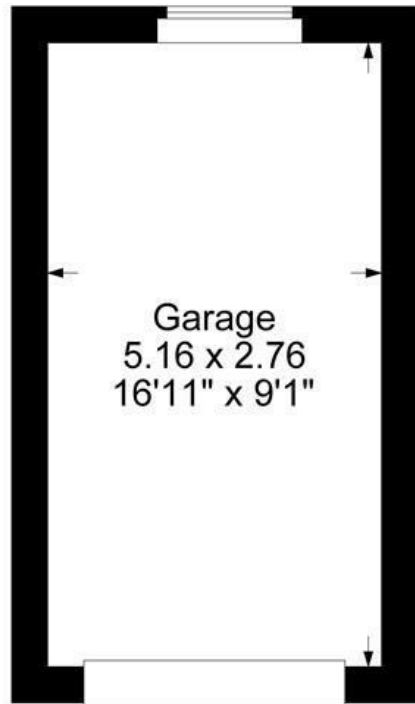
**FAIRFAX**  
— & Co —  
ESTATE AGENTS

The Green, Charlbury

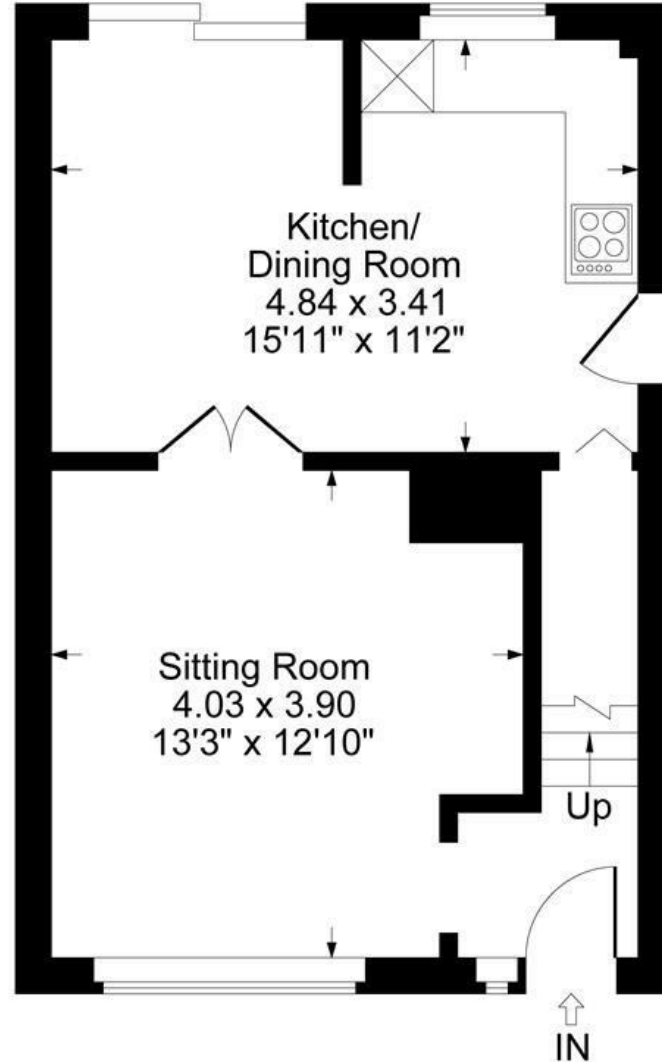


Approximate Gross Internal Area  
Ground Floor = 36.81 sq m / 396 sq ft  
First Floor = 36.81 sq m / 396 sq ft  
Garage = 14.24 sq m / 153 sq ft  
Total Area = 87.86 sq m / 945 sq ft

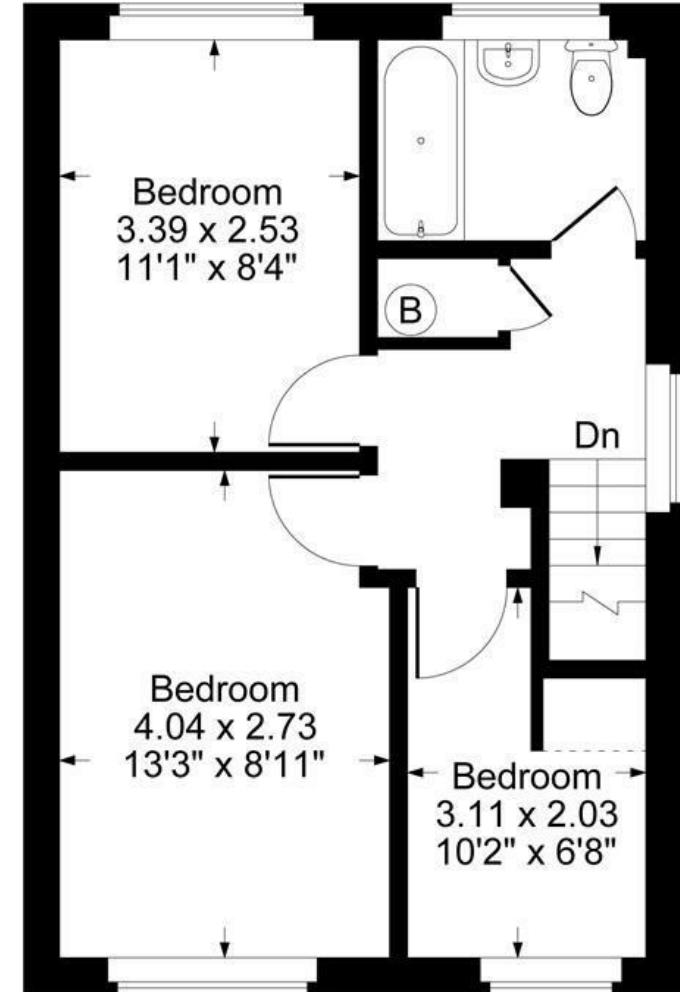
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

## **The Property**

A well-maintained semi-detached three-bedroom home positioned in Charlbury, just a few minutes' walk from the Wigwell Nature Reserve, ideal for keen walkers, and only a short walk from the town centre, with front and rear gardens, garage and off-street parking.

The property is entered via the front door into an entrance hall. The living room is a particularly lovely space featuring original parquet flooring and a large window overlooking the front garden, allowing plenty of natural light. The room opens through to the kitchen/dining room, creating a sociable layout ideal for everyday living.

The dining area has space for a table and benefits from a door leading directly out to the rear decking. The kitchen is fitted with a sink, freestanding cooker, space for a washing machine and also includes a useful pantry cupboard. A further door provides side access to the property.

Upstairs there are two double bedrooms, a single bedroom and a family bathroom fitted with a shower over the bath. There is also an airing cupboard on the landing.

Outside, the front garden is mainly laid to lawn with a pathway leading to the front door.

To the rear is another lawned garden along with a decking area, perfect for outdoor dining and entertaining. There is also a garden shed, single garage and off-street parking for two cars.

## **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 is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distance by road.









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