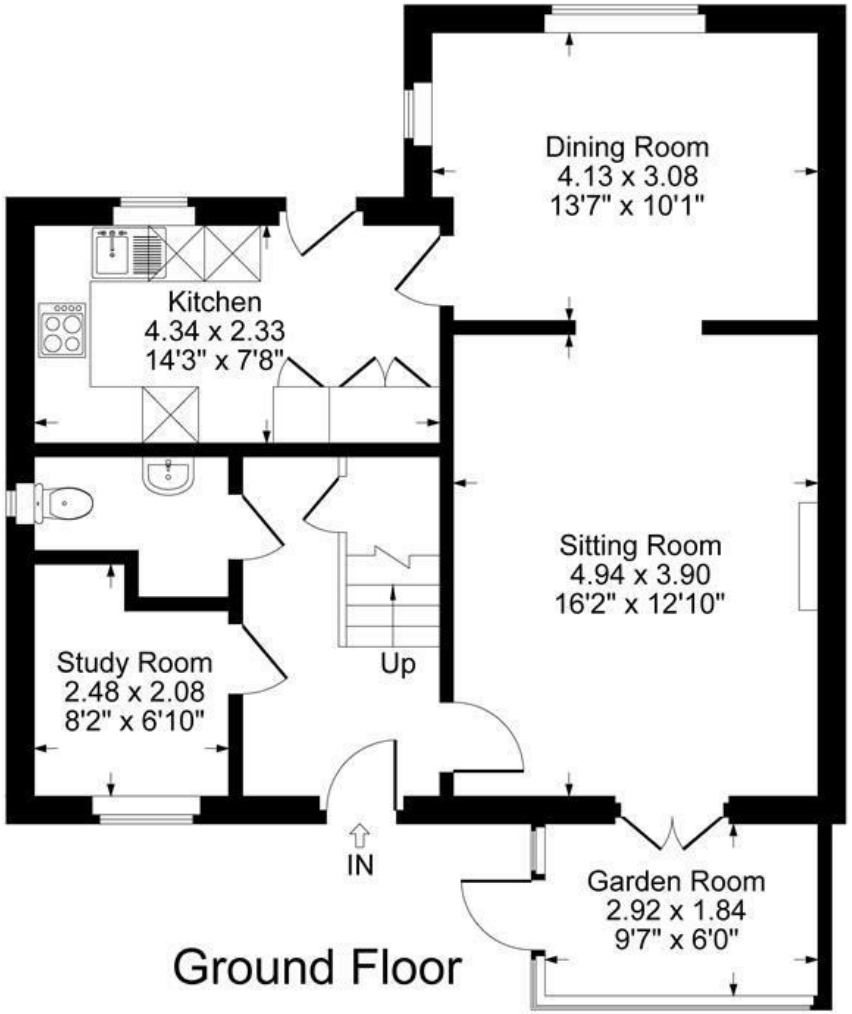
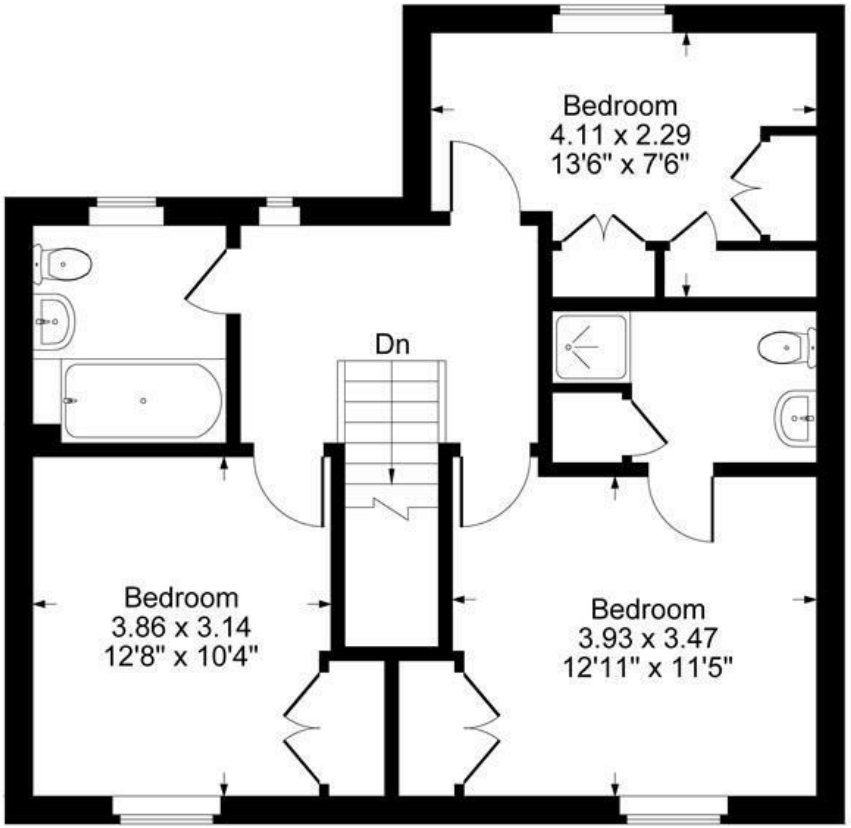
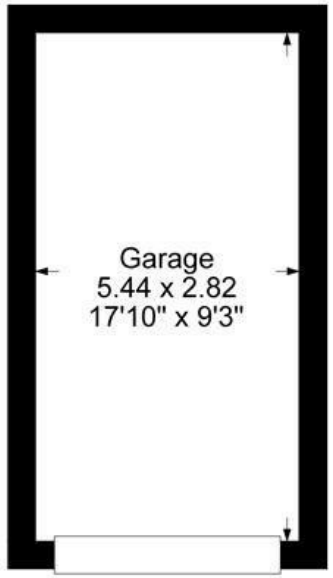
The Playing Close, Charlbury



Ground Floor



First Floor



Garage

Approximate Gross Internal Area
Ground Floor = 66.02 sq m / 711 sq ft
First Floor = 59.77 sq m / 643 sq ft
Garage = 15.34 sq m / 165 sq ft
Total Area = 141.13 sq m / 1519 sq ft

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

The Property

Set within a well regarded over-55s development in Charlbury, this three-bedroom home offers comfortable accommodation, along with access to communal grounds, including a heated indoor swimming pool.

You are welcomed into a spacious entrance hall with useful understairs storage and a convenient cloakroom. From here, a room provides an ideal space for a study or home office. The sitting room is a comfortable setting, centred around an electric fire with stone surround, and opens into a bright conservatory enjoying views to the front. A separate dining room provides a pleasant space for entertaining and leads through to the kitchen, which is fitted with an electric hob, double oven, ample storage, and space for a washing machine, dryer, and fridge freezer. A door leads out to the rear from here.

Upstairs, there are three well proportioned bedrooms, all benefiting from built-in wardrobes. The principal bedroom enjoys an ensuite shower room, while a separate bathroom serves the remaining bedrooms.

The rear garden is private and includes a patio and offers a peaceful seating area overlooking the communal gardens, which are maintained as part of the development.

The property also benefits from a single garage with an electric door.

Residents have shared use of a heated indoor swimming pool, offering year-round enjoyment, as well as the reassurance of an on-site manager, creating a secure and sociable environment within easy reach of Charlbury's amenities and transport links.

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