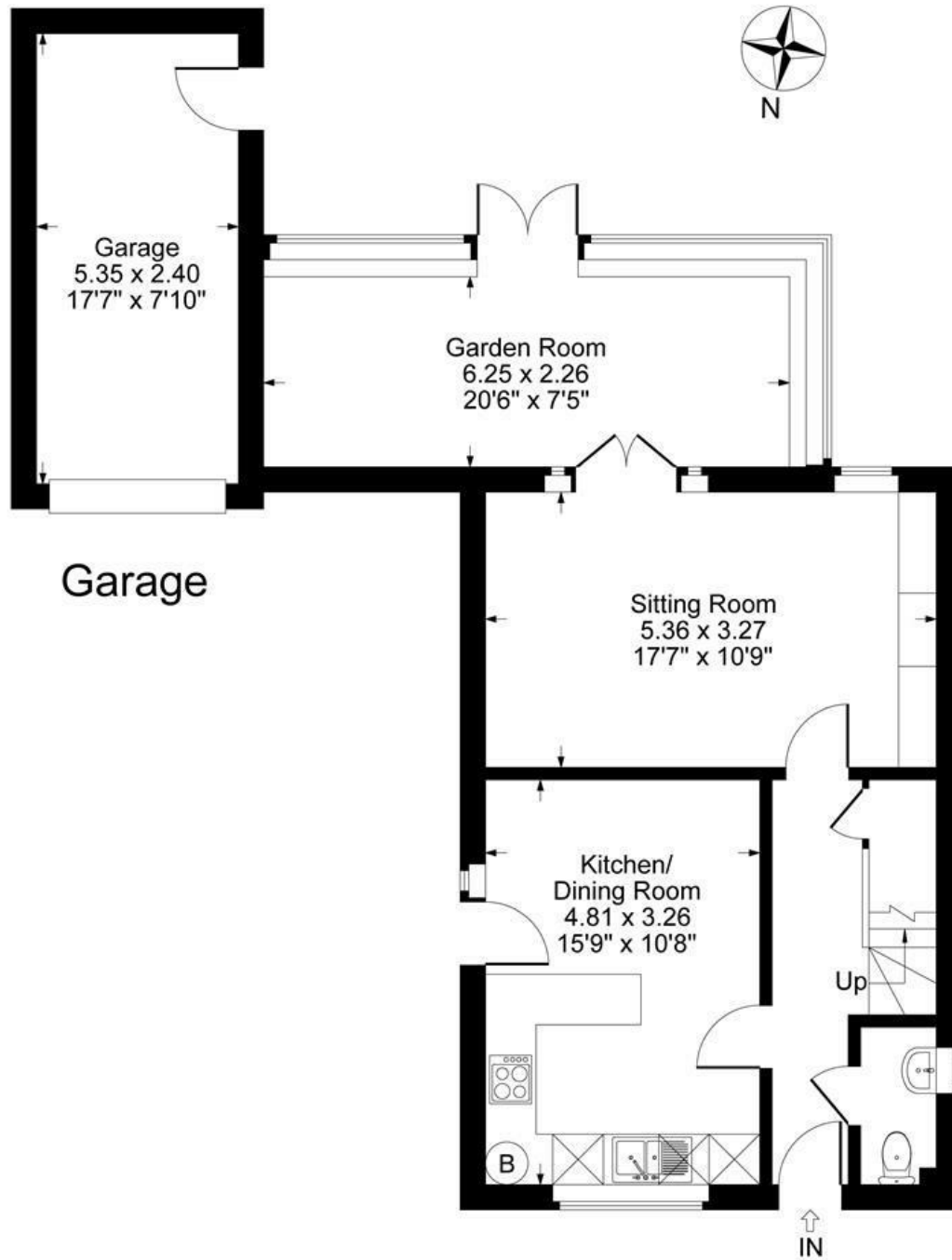




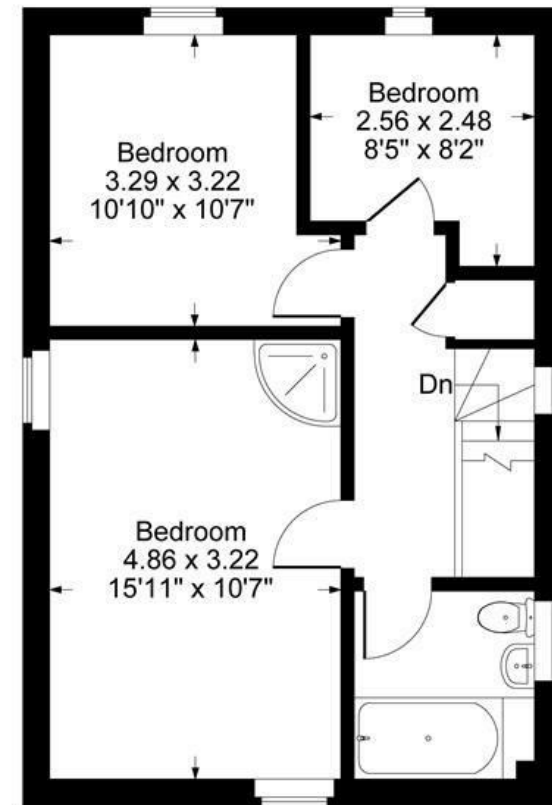
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ESTATE AGENTS

Wychwood Paddocks, Charlbury



Ground Floor

Approximate Gross Internal Area
 Ground Floor = 59.32 sq m / 639 sq ft
 First Floor = 44.11 sq m / 475 sq ft
 Garage = 12.84 sq m / 138 sq ft
 Total Area = 116.27 sq m / 1252 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

The Property

A three-bedroom detached home tucked away on a popular no-through road, just a short walk from the centre of Charlbury. Offering generous living space, a private garden and excellent scope to update and personalise.

The accommodation opens into a welcoming entrance hall, with a useful understairs storage cupboard and a separate downstairs cloakroom. The kitchen/breakfast room is fitted with a double oven, induction hob and offers space for a dishwasher, washing machine and fridge freezer, along with room for a breakfast table. A door leads to the side of the property, providing convenient access to the driveway.

The spacious sitting room is filled with natural light and features built-in shelving, opening through double doors into the garden room. Currently used as a dining room, this versatile space can be enjoyed throughout the year and, in turn, opens via double doors onto the rear garden.

Upstairs are three bedrooms, comprising two doubles and a single. The principal bedroom is particularly generous and includes a shower cubicle, with the potential to create a full ensuite, subject to any necessary consents, as the room benefits from a window in the ideal position. The remaining bedrooms are served by a family bathroom with a shower over the bath.

Outside, the rear garden offers a good degree of privacy and has been attractively arranged with a patio, lawn, planted borders and a garden shed. There is gated side access on one side of the property, while on the other side a door leads into the single garage, which benefits from power, lighting and useful storage space above. To the front, there is a pretty garden, driveway parking for two cars and access to the garage.

The property has been well maintained and is presented in good order throughout, while offering an excellent opportunity for a new owner to update and modernise to their own taste.

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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