





## Truly delightful throughout, a real credit to the care and consideration lavished upon it by the current owners.

A proud & beautiful Georgian house presented in deliciously renovated condition & set barely a few hundred metres from the town centre. 2,300 sq ft of elegant accommodation including up to 4 receptions, up to 4 bedrooms (2 en-suite), plus a top floor equally perfect for carer, nanny or teenager

Charlbury is one of those rare places that offers the charming, intimate feeling of a small village with the greater infrastructure and support of a vibrant town. Just a quick glance at the website -[charlbury.info](http://charlbury.info) - tells you this is place the residents really love. No wonder, there is so much here to enjoy, with several fine pubs, a popular deli/café, a chemist, a Co-op and a quarterly farmers' market. Then there are several churches, any number of historical and other societies, and even a museum. Nearby Cornbury Park is the venue for the annual Wilderness Festival. Sports of all sorts are catered for also, from football and cricket to bowls and netball, even pickleball (!).

Despite its wonderfully rural feel, the town is well connected, with nearby market towns such as Burford, Witney and Woodstock, direct rail access to Oxford and London and now with full fibre broadband available. The world-famous Soho Farmhouse exclusive private members' club is just half a dozen miles away. Combine all that with excellent local and fee-paying schools within easy distance, and it's easy to see why the town is so popular. No wonder our vendors are downsizing but staying in the town.

Redding Wyck House was a working glove factory for much of the twentieth century and is also called The Old Glove Factory. The stylish front part of the house is Georgian dating from 1830-40 and its fine stone lintels, perfectly proportioned windows and tall ceilings all speak of a high quality house. It incorporates two earlier buildings to the rear.

Had you stepped foot through the door a few years ago, the house would have felt rather downmarket, but a thorough campaign of sympathetic restoration and modernisation by the vendors has brought back its underlying quality. It's practical, too, with modern systems including efficient heating, double or secondary glazing and high spec sanitary ware. But then again we expected no less having sold the vendors' last property for them, which they also renovated - and their experience shows in every area.

Open the front door and you're in for a treat! The quality of the renovation is evident from every angle. The oak floor runs the full width of the house on both the ground and first floors. The double fire doors separating the kitchen from the dining room and stairs (required by building regulations) have been made a stylish feature with large glass panels to retain the sense of space. The contrasting pristine white and sunflower yellow in the dining room and kitchen instantly tell you this house has both pride and a sense of fun! It's also spacious by most measures, so much so that the dining table with its eight chairs sits neatly to one end with enough space around it for the largest of dressers etc.



Next to the dining-room the kitchen is the warm and welcoming heart of the house with the electric Aga taking centre stage. It is flanked by a ceramic hob and a run of units topped off with a slate tiled work surface. Just as in the dining room, the space is so generous that large furniture such as a dresser is accommodated without the breakfast table even noticing.

Behind the dining room, a back hallway leads towards the glazed door out into the courtyard garden. To the right off this hallway the Utility Room is just perfect for purpose, a wide room with generous cupboards and other storage spaces and a sink and draining-board in the far corner. Note the subtle trap door underfoot, concealing stone steps down into a sizeable cellar. The room beyond the Utility Room has been fitted as a high quality wet room, and as ever the level of detailing is extraordinary, ranging from a contemporary oval stone sink to a high-level Victorian-style cistern.

On the other side of the back hallway, the third reception room on this floor is cleverly flexible. It is used currently as a very roomy study complete with wood burning stove, a fitted desk in one corner and its own French windows out into the peaceful courtyard garden. Being away from the rest of the house makes it an ideal quiet work space, but its proximity to the utility and shower room also makes it easy to use as a bedroom if wished.

Heading up the stairs leads you to a landing that leads off at the rear to a double bedroom, currently set up for grandchildren - hence the bunk beds. Its en-suite is modern and immaculate, complete with a generous shower.

Back to the landing and into two rooms in the front of the house that are the mirror of the kitchen and dining room below, complete with the same oak floor. The same feeling of light and space prevails, with three sash windows to the front overlooking the tranquil garden of the fine but simple eighteenth century Quaker Meeting House opposite.

Where downstairs there is a kitchen, here we have all the space open for furnishings, focusing in on an attractive and neat stone fireplace with a gas log-effect fire. It's a wonderful living room by any measure. Next door the main suite will surprise you. The entrance passage is flanked with floor to ceiling bookshelves on one side and hanging space and shelves on the other. This leads into a double bedroom equipped with yet more wardrobes. The en-suite bathroom is particularly pleasant, complete with a roll-top bath over which is a shower.

On the top floor, the perfect "flat within a house" provides the ideal space for a nanny, granny or teenager to get away from the rest of the household. It has its own separating door from the first floor, its own brand new kitchenette, and a balcony where you can sit with a glass of wine on a summer evening and enjoy the lovely view over the roofs towards countryside beyond. The accommodation is perfect to provide a real feeling of independence from the rest of the family! There may be a fight to secure...

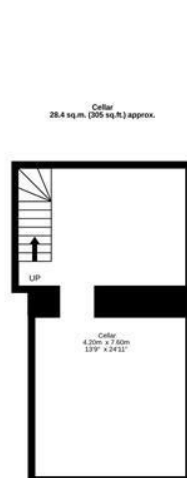
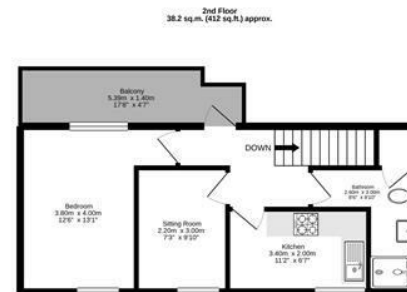
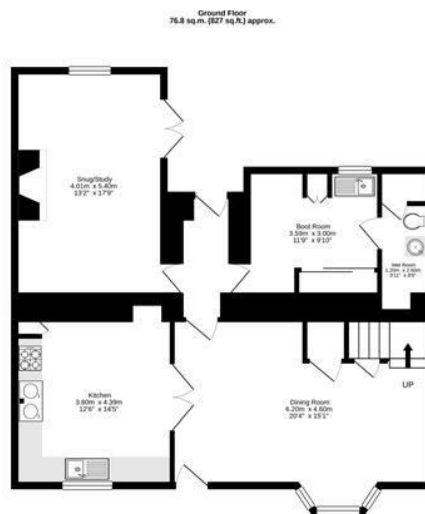




The bedroom is large, double aspect and well enough proportioned that it easily houses a couple of wardrobes with room to spare for a couple of chairs. There is also a snug/living room next door which the family often uses as an extra bedroom. It has also been used successfully as an office/study for the last eighteen months. The small kitchen is equipped with a full range of fitted units including an induction hob, a fitted combination microwave oven and a small folding wall-mounted breakfast table. Completing this floor, the shower room to the end of the landing also features a large airing cupboard plus plumbing for a washing machine.

Outside the front of the house there is unrestricted on-road parking on Market Street. Opposite is the traditional Cotswold stone wall of the garden of the Quaker Meeting House. Behind Redding Wyck the courtyard garden is discreet, very quiet and low maintenance. Paved with York stone it features a number of lovely creepers softly climbing the stone walls that enclose it. It is also South West facing so benefits from the afternoon sun. There is a rear gate leading out to pedestrian access to a lockable garden store on the side of the house and back round to Market Street. For those wanting to stretch legs further, there are a wide range of lovely walks on the banks of the River Evenlode, a recreation ground, and many delightful bridleways and footpaths within just a short stroll.





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TOTAL FLOOR AREA : 217.2 sq.m. (2338 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

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