

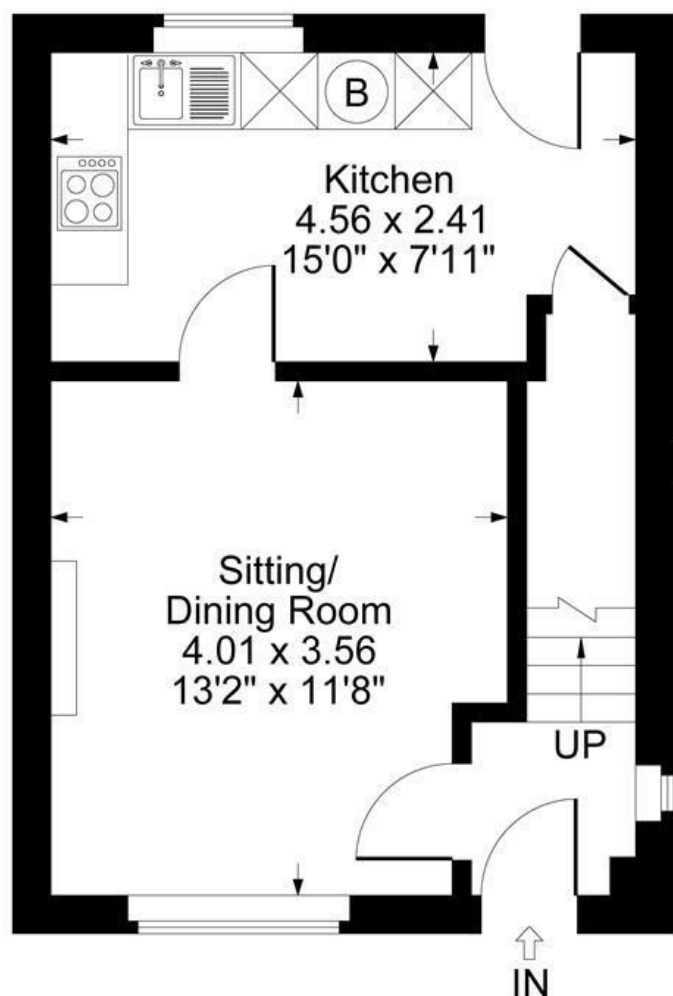


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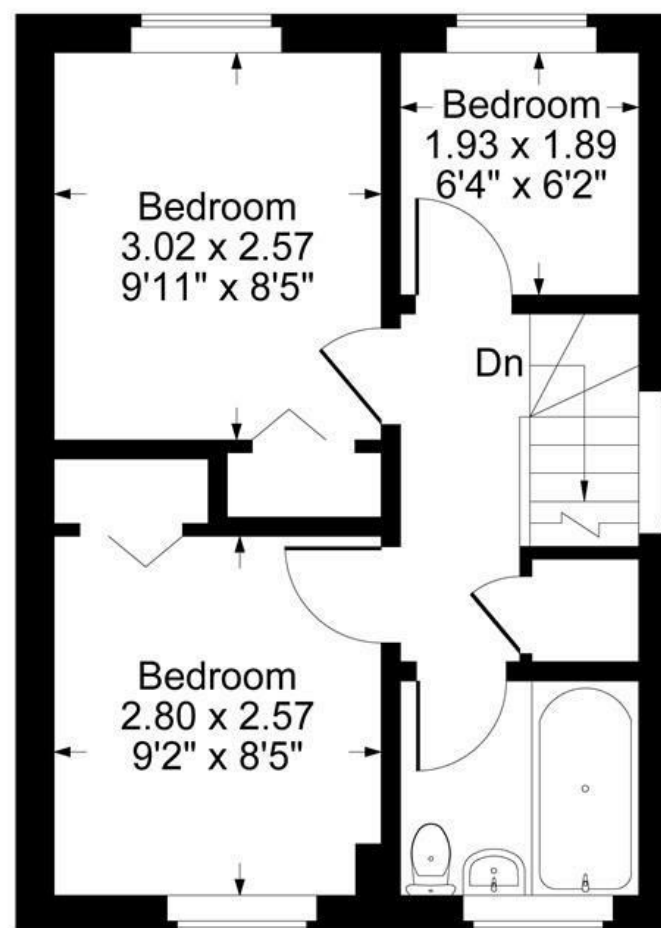
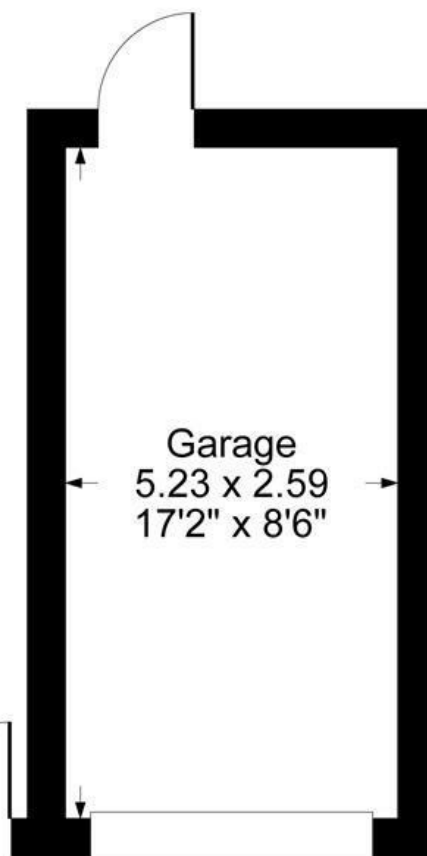
Ticknell Piece Road, Charlbury



Approximate Gross Internal Area
Ground Floor = 29.95 sq m / 322 sq ft
First Floor = 29.95 sq m / 322 sq ft
Garage = 13.54 sq m / 146 sq ft
Total Area = 73.44 sq m / 790 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor



First Floor

The Property

Sold with no onward chain

A well presented three bedroom home with a lovely garden, off-street parking and a single garage, situated on Ticknell Piece Road in Charlbury.

The property is entered via an entrance hall, which leads through to a spacious living room with an electric fire providing a focal point to the room. From here, the property continues into a generous kitchen with a good range of storage and space for a breakfast table. The kitchen is fitted with an oven and electric hob, with further space for a fridge freezer, washing machine and dishwasher. There is also a useful under-stairs cupboard and a door providing direct access to the rear garden.

Upstairs, there are three bedrooms, comprising two good-sized double bedrooms, both with built-in wardrobes, and a useful third bedroom/study. The family bathroom has a shower over the bath, wash hand basin and WC.

Outside, the rear garden is a particularly good feature, offering a combination of patio and lawn and providing an easy-to-maintain space for outdoor seating and entertaining. There is side access to the front of the property, as well as rear access to the garage. To the front, there is off-street parking and access to the single garage, which has an up-and-over door.

A practical and well-located home offering excellent outside space, parking and garaging, with the added benefit of being sold with no onward chain.

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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