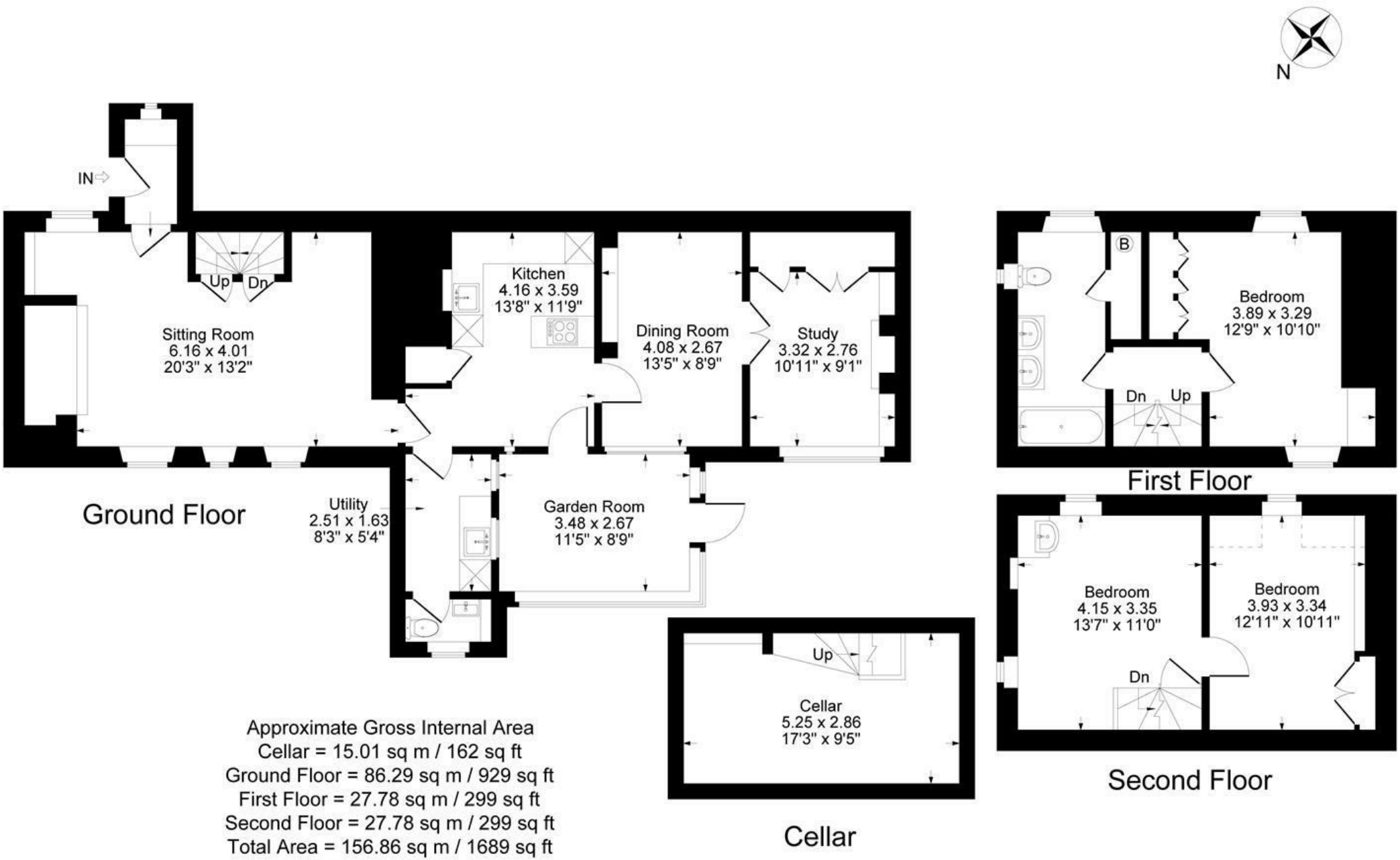


FAIRFAX & Co ESTATE AGENTS

Market Street, Charlbury



Approximate Gross Internal Area
Cellar = 15.01 sq m / 162 sq ft
Ground Floor = 86.29 sq m / 929 sq ft
First Floor = 27.78 sq m / 299 sq ft
Second Floor = 27.78 sq m / 299 sq ft
Total Area = 156.86 sq m / 1689 sq ft

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

The Property

A beautifully presented Grade II listed cottage positioned in the heart of Charlbury, thoughtfully refurbished in recent years and offering a wonderful blend of character features and modern convenience. The property benefits from off-street parking, private gardens and flexible accommodation arranged over four floors.

The property is entered via a gated front garden into an entrance hall with space for coats and shoes. The sitting room is a particularly lovely space featuring an inglenook fireplace with gas fire, exposed beams, built-in shelving and three attractive window seats. A staircase rises to the first floor, whilst a door provides access to the basement.

The kitchen has been refitted with quartz worktops and offers a range of storage cupboards, pantry cupboard, double oven and induction hob, with space for a dishwasher. Adjoining the kitchen is a useful utility room with sink and space for a washing machine and fridge freezer. The dining room enjoys wooden flooring and built-in shelving and leads through to a snug/study, creating a versatile space ideal for home working or an additional reception room. A garden room overlooks the rear courtyard garden and provides direct access outside. Completing the ground floor accommodation is a cloakroom.

On the first floor there is a generous double-aspect bedroom with exposed beams and built-in wardrobes. The bathroom comprises a bath with shower over, double wash basin, WC, airing cupboard and window seat.

A further staircase rises to the second floor where there are two interconnected bedrooms, both enjoying character features including exposed beams, with one benefitting from a vanity wash basin and the other a charming dormer window. These rooms offer flexibility and could be used as bedrooms, dressing rooms or additional living space.

The basement has been recently tanked, and it is heated, creating a useful additional room suitable for a variety of uses including a playroom, hobby room or general storage.

Outside, the rear courtyard garden provides a private space for outdoor dining and entertaining. To the front, the walled garden is attractively planted with mature borders, whilst a further lawned area to the side of the property provides additional outdoor space together with a useful bin store. The property also benefits from off-street parking, a particularly valuable feature for a central Charlbury home.

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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