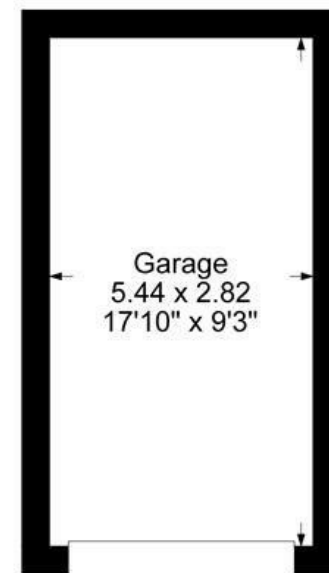
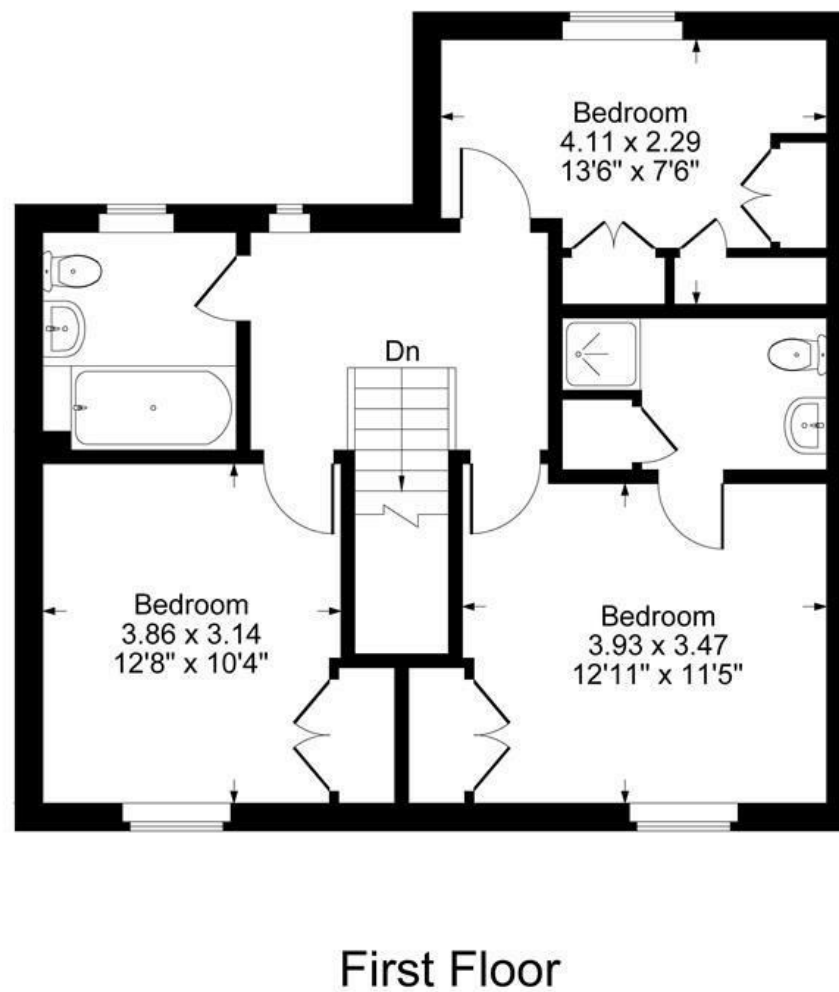
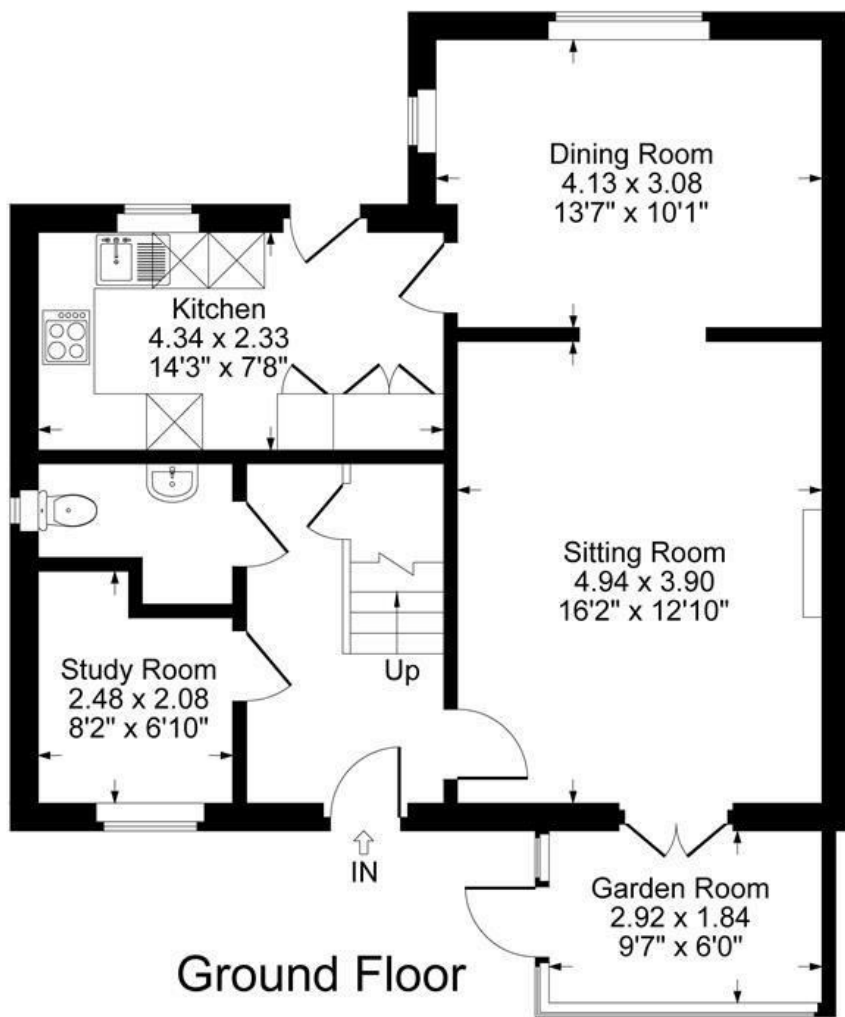




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ESTATE AGENTS

The Playing Close, Charlbury



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.









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