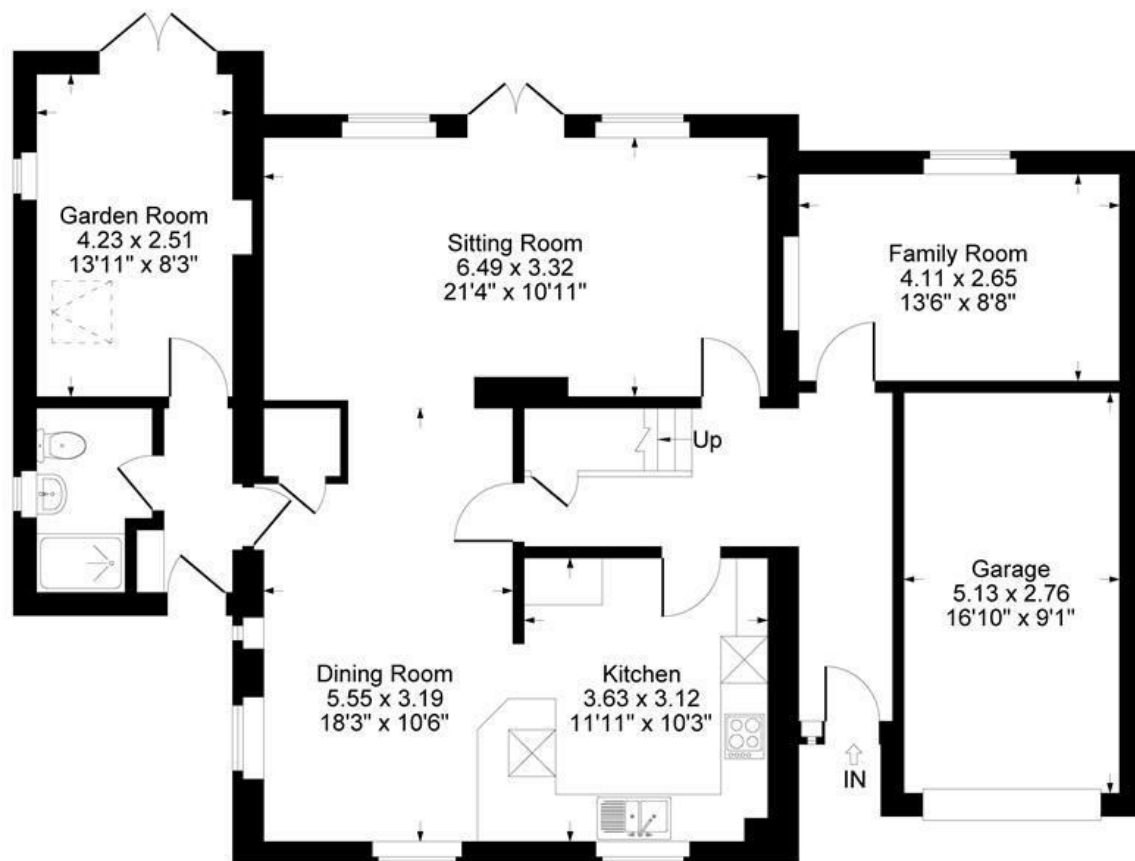
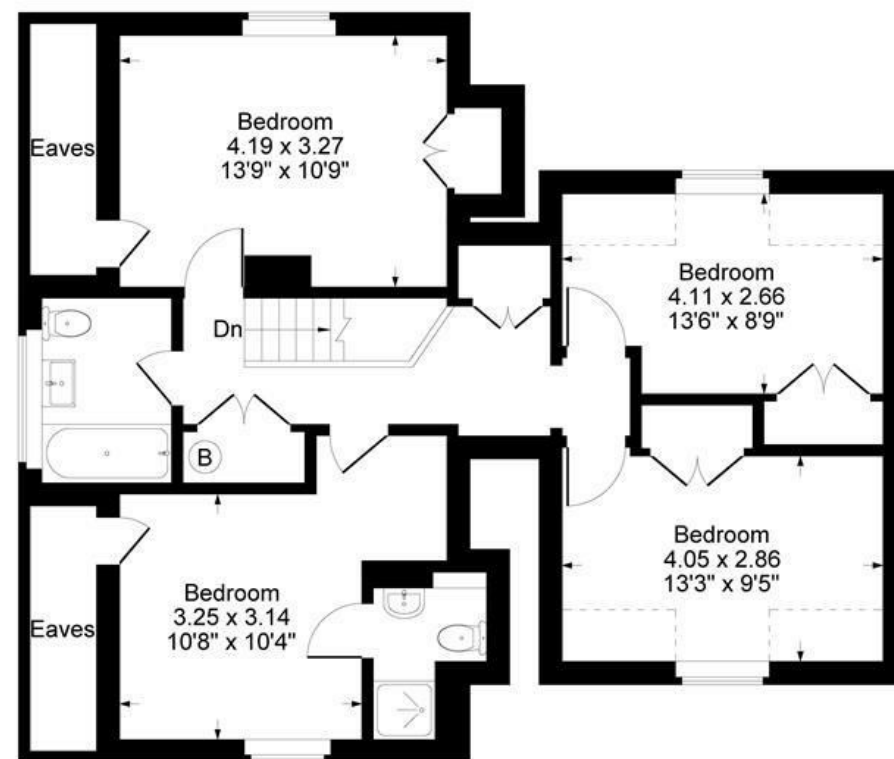






Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 96.19 sq m / 1035 sq ft
First Floor = 69.58 sq m / 749 sq ft
Garage = 14.15 sq m / 152 sq ft
Total Area = 179.92 sq m / 1936 sq ft

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

The Property

A spacious four-bedroom detached home set along Crawborough, High Gable is ideally positioned just a short walk from the town centre and next door to the primary school. The property offers excellent potential and would make a wonderful family home. Set back from the road with off-street parking for several vehicles and access to a single garage, the property opens via an entrance porch into a generous hallway. The open-plan kitchen, dining and living space runs the depth of the house, with the kitchen offering a double oven and space for a dishwasher, washing machine and fridge freezer. There is room for a large dining table, and the living area at the rear benefits from patio doors opening onto the garden.

A side hall provides access to the front, a WC with shower, and a flexible studio/snug with doors out to the garden— ideal as a playroom or additional reception space. A separate study offers a quiet work-from-home space.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom has its own ensuite, and a family bathroom serves the remaining rooms. Some of the bedrooms feature built-in storage. While well maintained, the house would now benefit from a degree of modernisation, offering a great opportunity to update and personalise.

The rear garden enjoys wide-ranging views over Charlbury and the open countryside beyond. A paved terrace leads down to a lawn, mature trees and hedging, and there is a greenhouse and side access to the front.

Crawborough is an unadopted road with a public right of way and offers a peaceful setting within easy reach of Charlbury's shops, station and surrounding walks.

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.





1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808