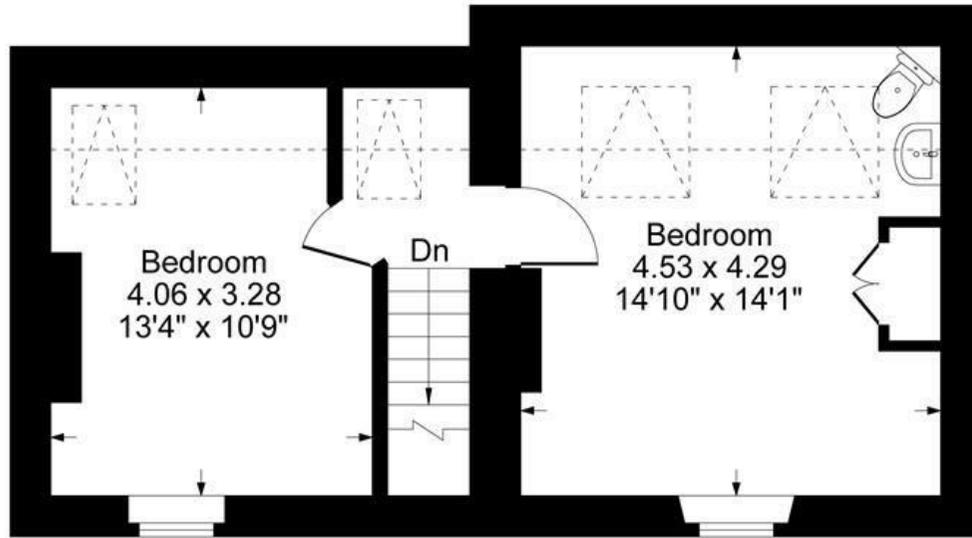




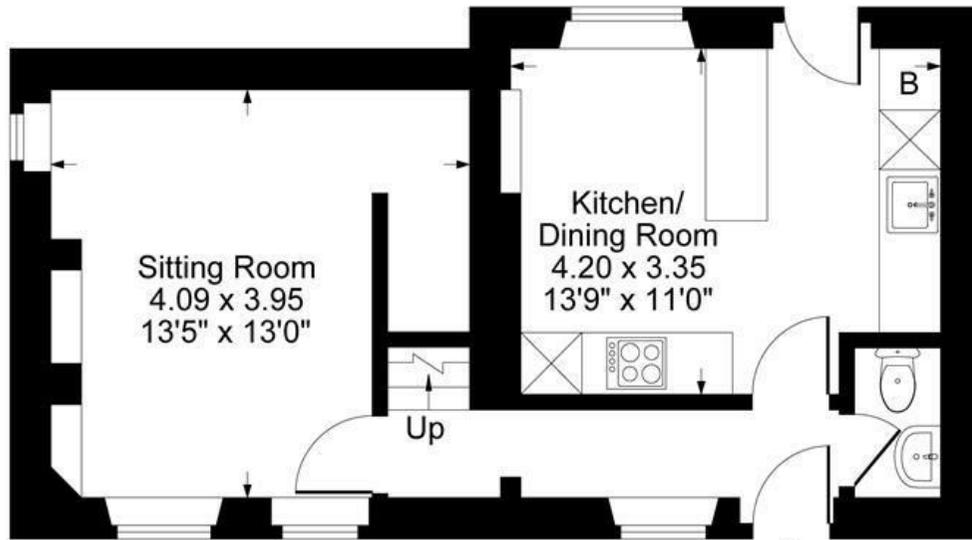
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Mon - Sat  
8 am - 6 pm  
Permit holders only  
1 hour  
No return  
within 1 hour  
→

**FAIRFAX**  
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ESTATE AGENTS

Market Street, Charlbury



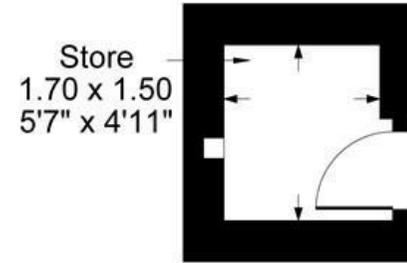
Second Floor



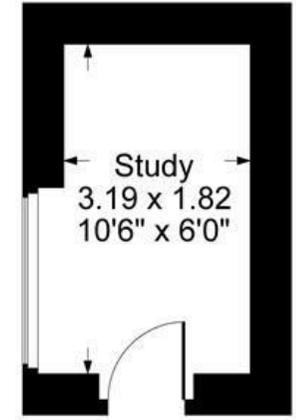
Ground Floor

Denotes restricted head height

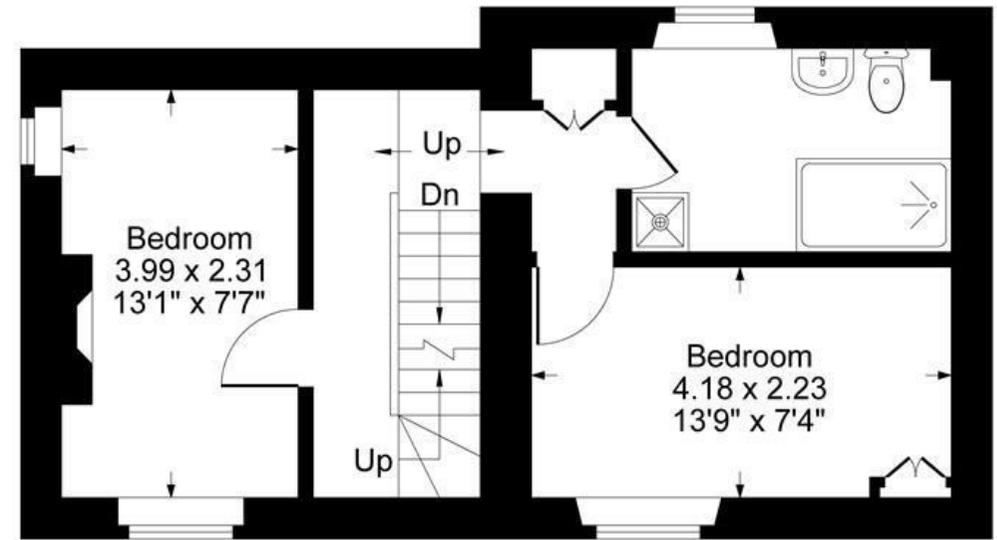
Approximate Gross Internal Area  
 Ground Floor = 36.47 sq m / 393 sq ft  
 First Floor = 35.96 sq m / 387 sq ft  
 Second Floor = 35.96 sq m / 387 sq ft  
 Outbuildings = 8.84 sq m / 95 sq ft  
 Total Area = 117.23 sq m / 1262 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Outbuilding



Outbuilding



First Floor

## **The Property**

Thames House offers a well presented and thoughtfully updated home set along Market Street in the heart of Charlbury, combining period character with modern improvements, alongside the benefit of off-street parking and a landscaped garden. The property underwent a comprehensive refurbishment in 2022, including a new kitchen and shower room, replacement windows and external doors, new radiators, and roof repairs, creating a comfortable and practical living space.

You enter into an entrance hall with access to a downstairs WC. Straight ahead, the kitchen/breakfast room is fitted with an integrated dishwasher and fridge freezer, gas hob and Neff oven, with space for a table and chairs and a door opening out to the rear. Further along the hall is a cosy sitting room, centred around a log burning stove, with a built-in desk neatly positioned in the corner, ideal for working from home.

Stairs rise to the first floor where there are two bedrooms and a shower room. A further staircase leads to the second floor, where there are two additional bedrooms, one of which has a WC and sink.

Outside, there is a right of way across neighbouring land leading to outbuildings and the garden. One outbuilding has power and lighting, suitable for use as a study or storage. A second outbuilding serves as a log store. The garden is gated and has been landscaped with a resin path and seating area, providing a low-maintenance outdoor space.

Accessed from Market Street is an off-street parking space.

## **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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