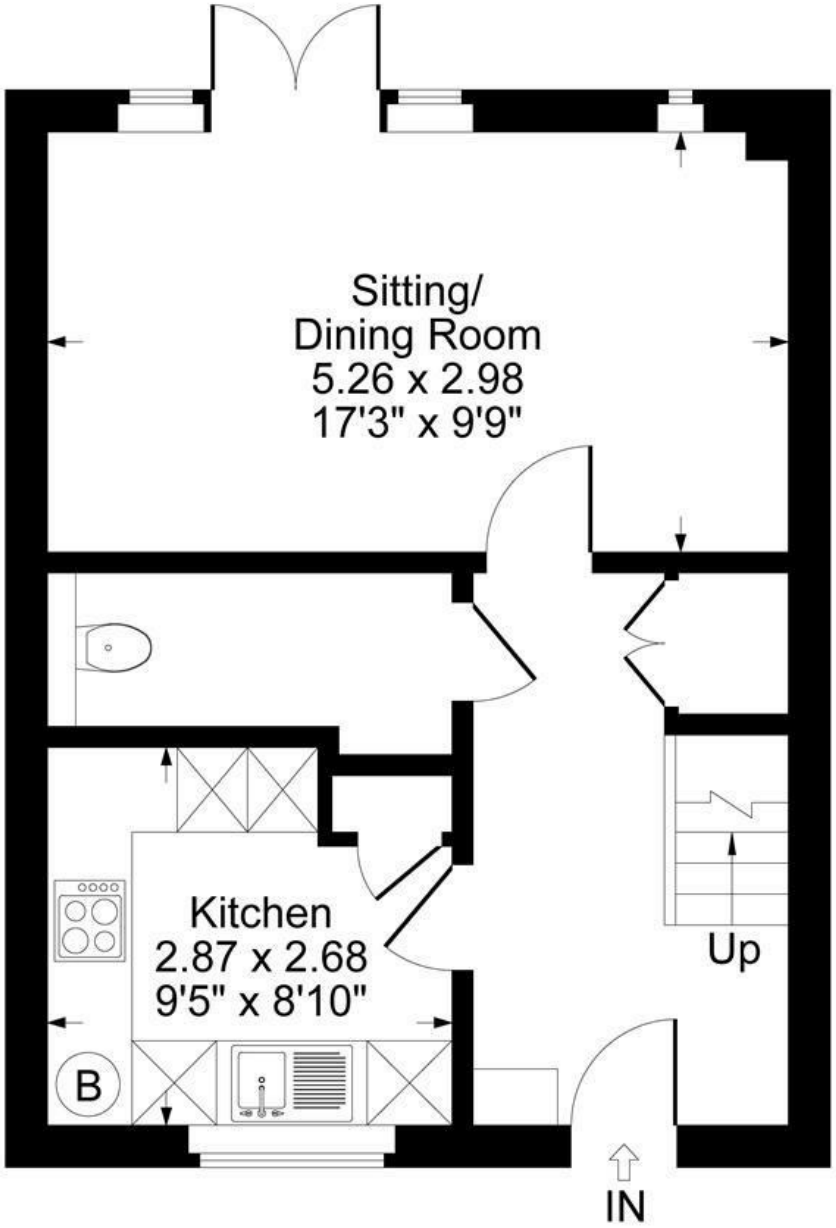
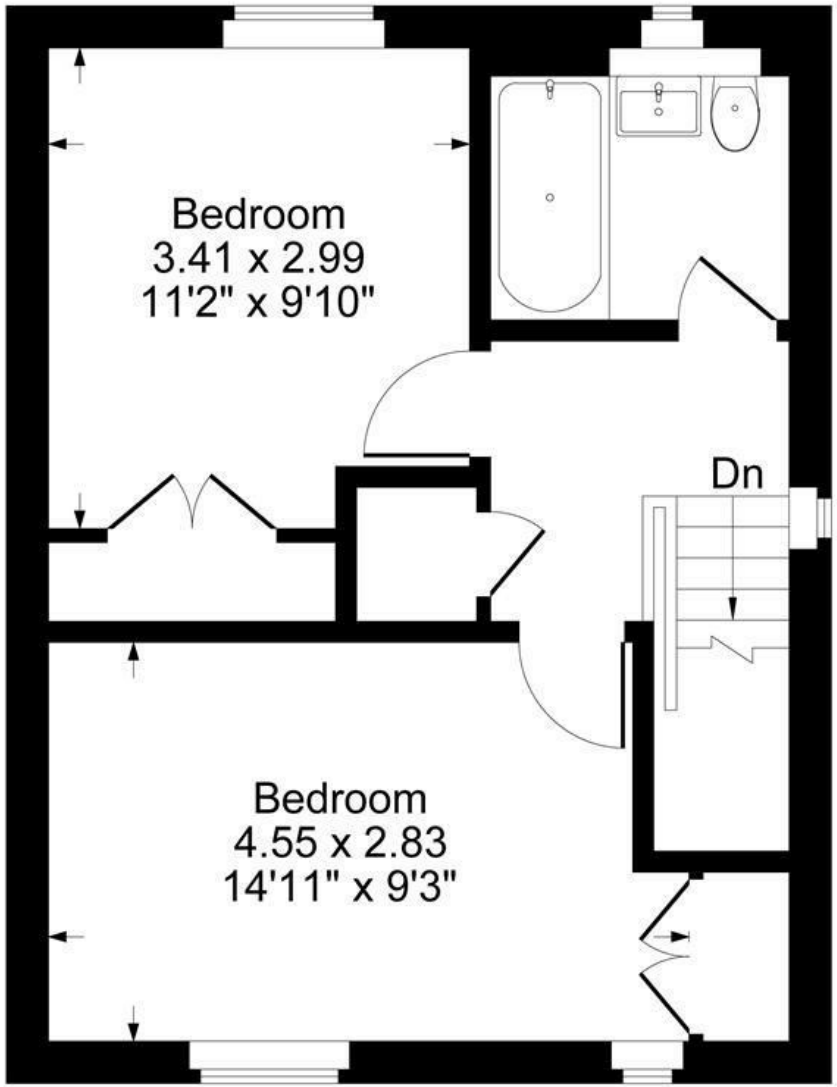


FAIRFAX & Co ESTATE AGENTS

Bartlett Close, Charlbury



Ground Floor



First Floor



Approximate Gross Internal Area
Ground Floor = 37.08 sq m / 399 sq ft
First Floor = 37.08 sq m / 399 sq ft
Total Area = 74.16 sq m / 798 sq ft

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

The Property

A well-presented two bedroom property built in 2020, offering spacious accommodation throughout and a well-maintained garden. The property is conveniently arranged over two floors and benefits from two allocated off-street parking spaces and shared visitor parking.

The ground floor opens into a spacious tiled entrance hall with useful understairs storage. The kitchen is fitted with a range of integrated appliances, including a washer dryer, dishwasher, fridge freezer, microwave, electric oven and hob. The living room is a particularly pleasant space, with vinyl flooring and patio doors opening directly onto the rear garden. A spacious cloakroom/WC completes the ground floor.

Upstairs, there are two generous bedrooms, both with built-in wardrobes, together with a modern bathroom fitted with a shower over the bath. There is also a useful storage cupboard on the landing.

Outside, the rear garden is arranged with a patio immediately adjoining the property, a lawned area and a further patio with space for flower pots and planters. There is also a garden shed and side access leading to the front of the property. To the front of the property is the off-street parking where two spaces are allocated.

Built in 2020 and presented in excellent condition throughout, this is a lovely home which warrants an early viewing.

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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