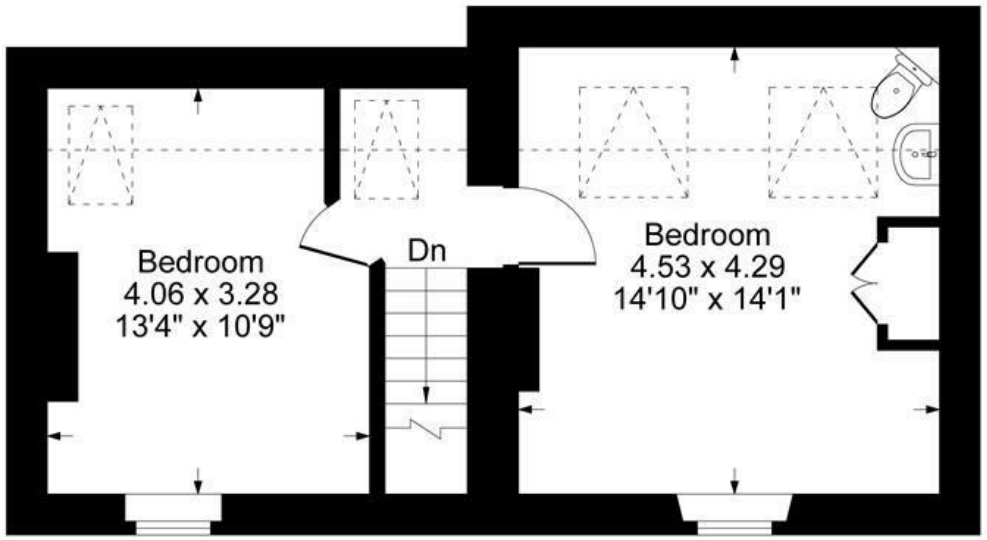


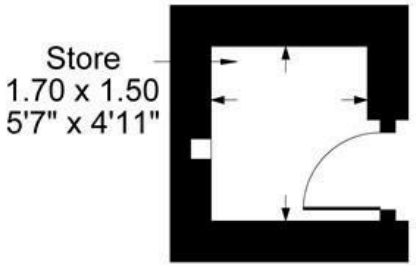
FAIRFAX & Co ESTATE AGENTS

Market Street, Charlbury

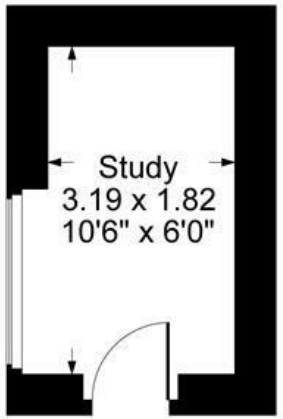
Approximate Gross Internal Area
Ground Floor = 36.47 sq m / 393 sq ft
First Floor = 35.96 sq m / 387 sq ft
Second Floor = 35.96 sq m / 387 sq ft
Outbuildings = 8.84 sq m / 95 sq ft
Total Area = 117.23 sq m / 1262 sq ft
Illustration for identification purposes only, measurements are approximate, not to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



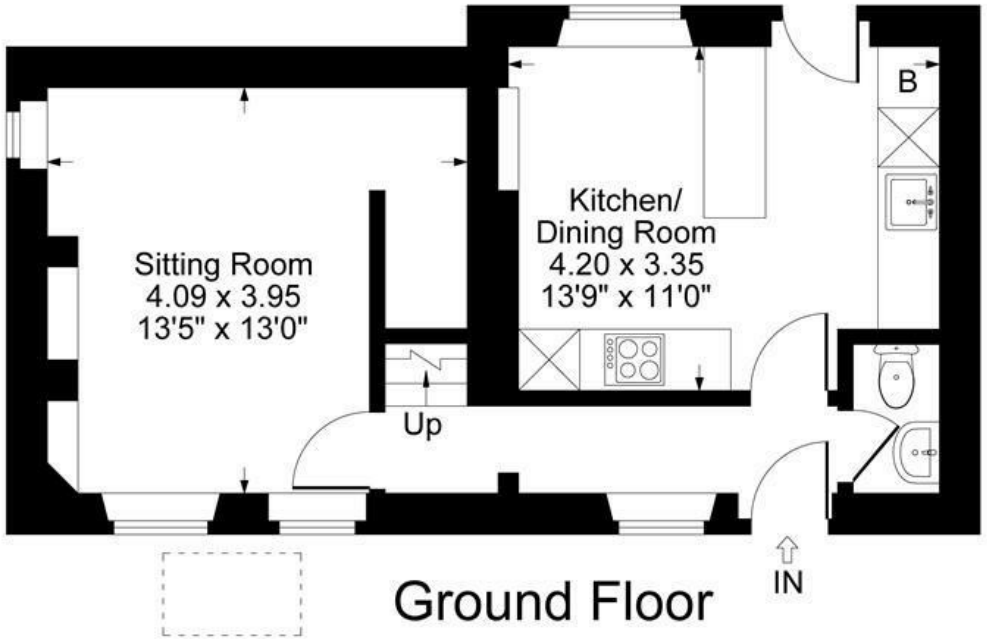
Second Floor



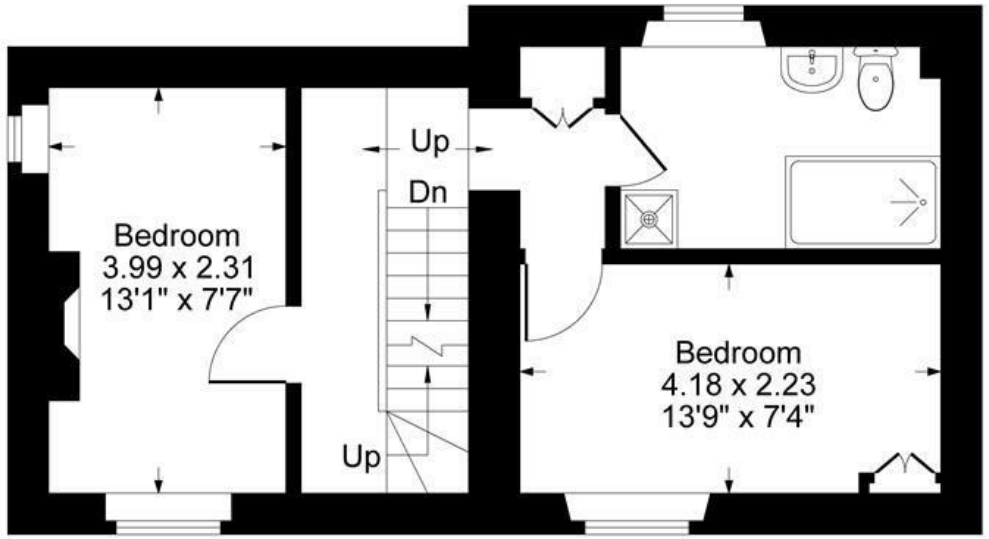
Outbuilding



Outbuilding



Ground Floor



First Floor

Denotes restricted head height

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 a landscaped garden. The property underwent a comprehensive refurbishment in 2022, 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.

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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