

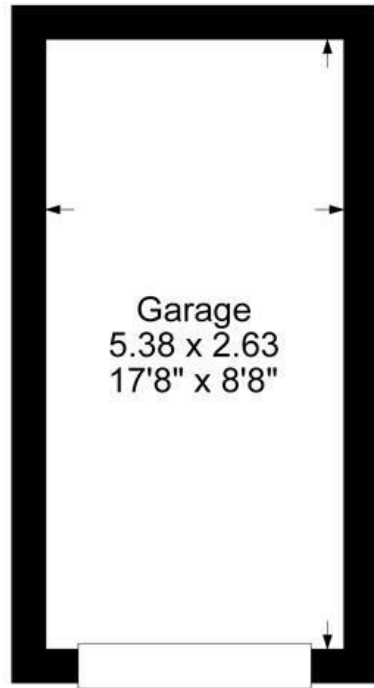


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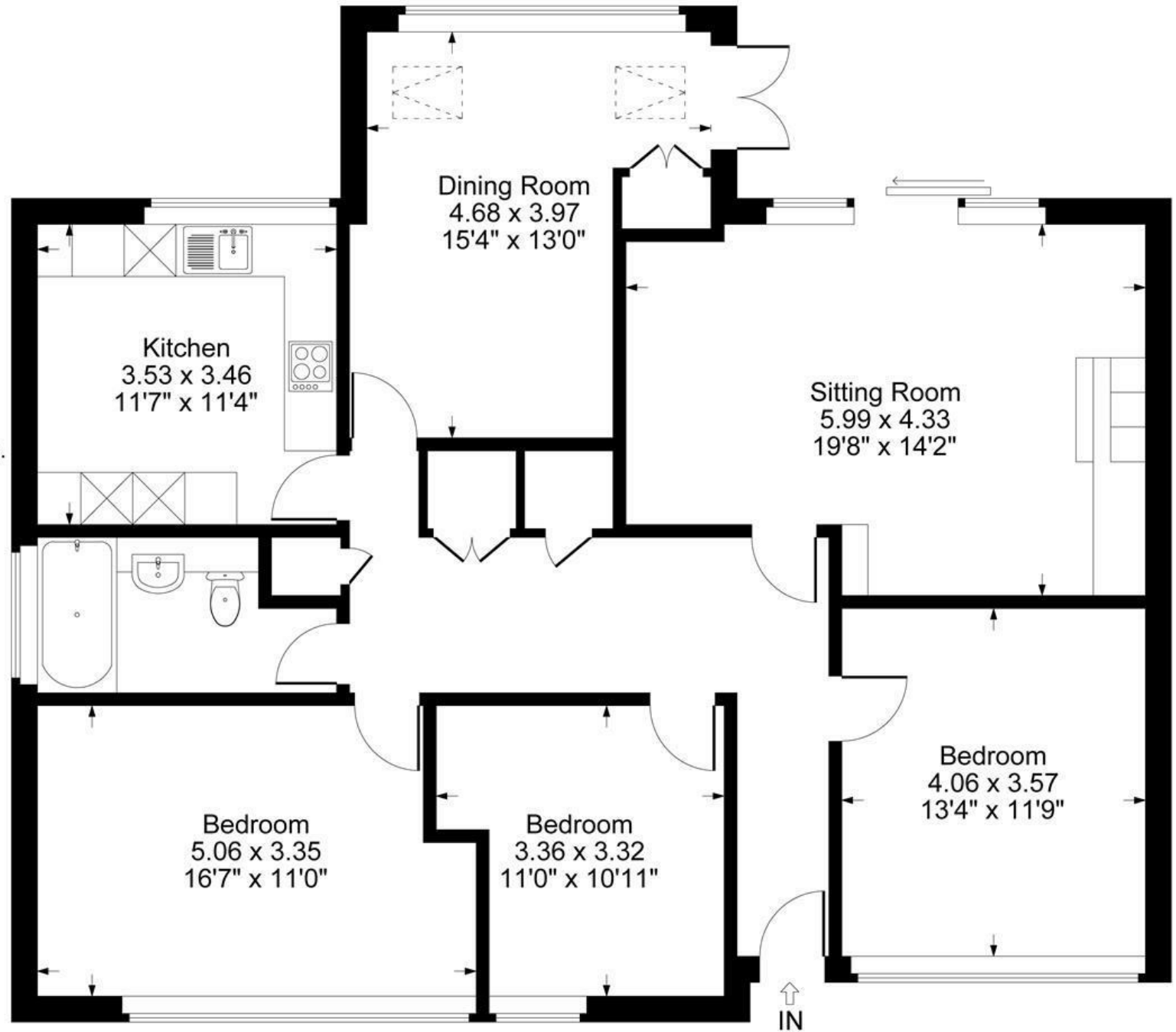
Sandford Park, Charlbury



Approximate Gross Internal Area
Ground Floor = 120.32 sq m / 1295 sq ft
Garage = 14.14 sq m / 152 sq ft
Total Area = 134.46 sq m / 1447 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor

The Property

Tucked away within one of Charlbury's most distinctive and sought-after residential settings, this beautifully maintained single-storey home is offered to the market for the first time in 37 years. Forming part of the award-winning Sandford Park development, designed in the 1960s and situated within a conservation area, the property enjoys a peaceful position along a private no-through road renowned for its architectural character and communal green spaces.

A path leads through the attractive front garden to a welcoming patio and the front door. Inside, a spacious entrance hall immediately sets the tone, featuring original parquet flooring and an excellent range of built-in storage cupboards.

The impressive sitting room is undoubtedly the heart of the home, with its vaulted ceiling creating a wonderful sense of space and light. An open fireplace with brick surround provides a focal point, complemented by built-in shelving and large patio doors opening onto the rear garden.

The kitchen/breakfast room is well-equipped with an integrated dishwasher, fridge, under-counter freezer, microwave and a washing machine, together with a Bosch electric oven and hob. A central island provides informal breakfast seating, while a double sink enjoys pleasant views over the garden.

The dining room is a bright and inviting space with ample room for a family dining table, a built-in cupboard and double doors leading directly onto the patio, making it ideal for both everyday living and entertaining.

There are three bedrooms, all enjoying views across the attractive front garden. The family bathroom comprises a bath with shower over, wash hand basin and WC.

Further storage is available within a substantial boarded attic space, offering good headroom and excellent practicality.

Sandford Park was designed to foster a sense of community and openness, and whilst individual gardens are clearly defined, the development is notable for the absence of traditional physical boundaries such as fences, creating an attractive and harmonious environment.

Outside, the front garden is a particular feature, being mainly laid to lawn with colourful planted borders, a pond and two apple trees. The rear garden is equally appealing, with a lawn, mature and well-stocked borders, raised vegetable beds and a shared gate providing access onto The Slade.

The property also benefits from a single garage, off-street parking for one vehicle and additional private visitor parking.

Situation

Charlbury is an ancient market town well positioned in the Oxfordshire Cotswolds, popular with those seeking a country lifestyle while maintaining good 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 a range of amenities, shops, professional and medical services.

The town has several pre-school nurseries and an excellent primary school, while secondary schooling is available nearby at the well-regarded Chipping Norton School.

The surrounding area is recognised for its natural beauty, while nearby destinations include Woodstock and the UNESCO World Heritage site Blenheim Palace, Daylesford Organic Farm Shop, and Soho Farmhouse. Oxford is 17 miles away, while the towns of Chipping Norton and Witney are around 7 miles by road.





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