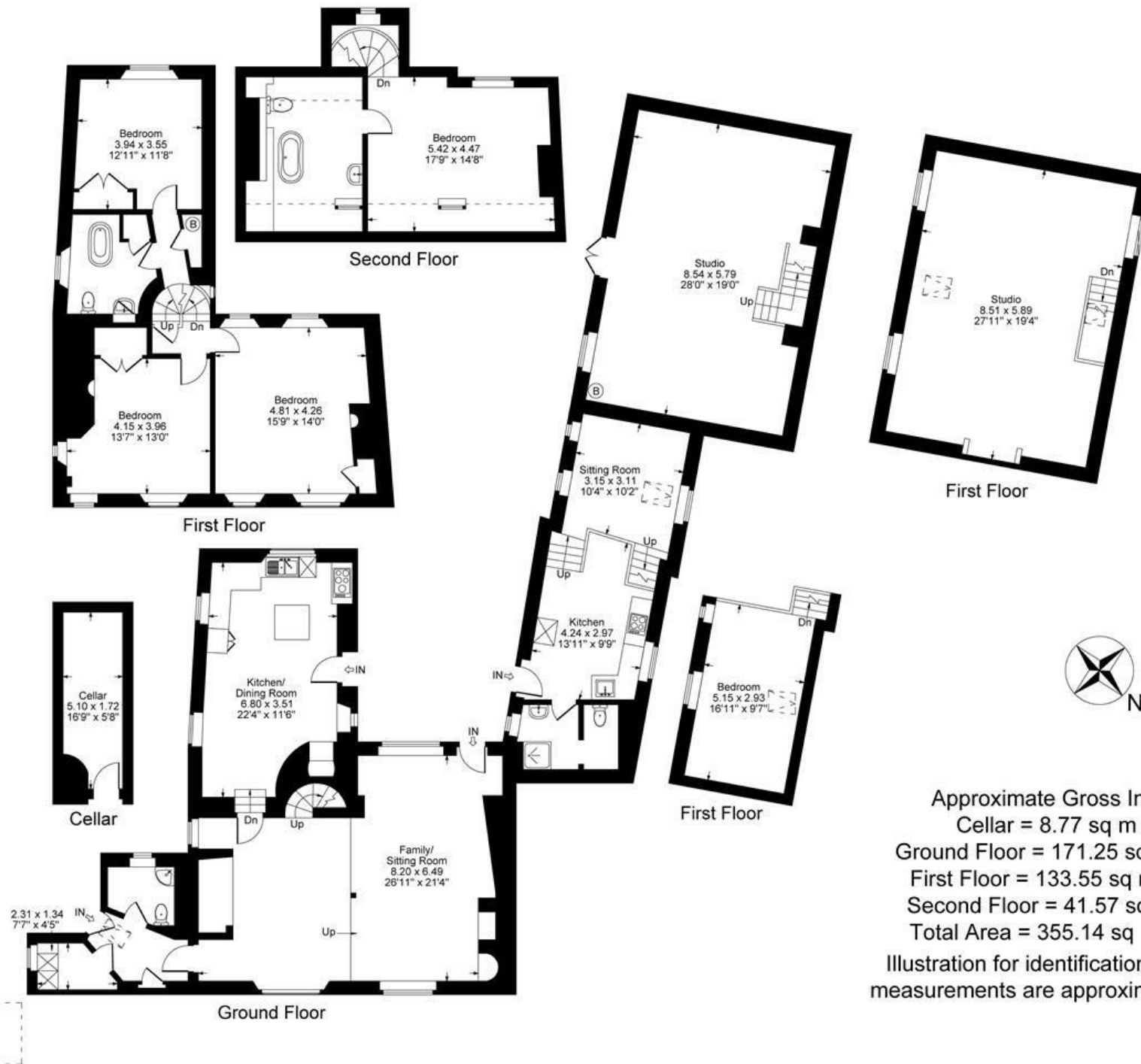






Denotes restricted head height

The Property

Linsell House is a remarkable Grade II listed home positioned on historic Sheep Street in the very heart of Charlbury. Dating back to the late 17th century, the property is steeped in character and period detail, while also offering wonderfully versatile accommodation, beautiful garden and two substantial outbuildings.

Approached through a gate from Sheep Street, the charm of the house is immediately apparent, with glimpses through to the private gardens beyond. The entrance hall sets the tone for the accommodation, with a cloakroom to one side and a useful utility room opposite. Stone steps rise to a magnificent internal door, leading through to the main reception space.

The sitting room is a lovely room, full of warmth and character, centred around a inglenook fireplace with log burning stove. Flagstone flooring, exposed beams, exposed stonework and sash windows combine beautifully to create an inviting living space. A small step leads through to a further seating area, double aspect in design, with views both over the garden and towards Sheep Street. A second fireplace with gas fire provides an additional focal point.

Wooden steps descend to the kitchen/breakfast room, another wonderfully characterful space featuring a mixture of wooden and tiled flooring, a window seat, gas fire and doors opening directly onto the patio and gardens. The kitchen itself includes a Rangemaster cooker, central island, space for appliances and an original bread oven which now serves as a decorative feature.

The first floor continues the home's character. From the half landing, there is a bathroom with freestanding bath, basin and WC, alongside a generous double bedroom with built-in wardrobes and lovely views across the garden. Further bedrooms include a superb double aspect room with four windows, exposed beams, decorative fireplace and fitted desk and shelving, while the third bedroom is another spacious double with built-in wardrobes and decorative fireplace.

Occupying the top floor is a spectacular principal bedroom with vaulted ceilings, exposed beams and far-reaching views towards Cornbury Park. The room enjoys a wonderful sense of space and light, complemented by an ensuite bathroom with freestanding bath. Externally, the property continues to impress. Accessed independently from the garden, the first barn provides excellent ancillary accommodation with a kitchen, shower room, living area and mezzanine bedroom, making it ideal for guests, family members or staff accommodation.

The second barn is currently arranged as a substantial workshop with stairs rising to an impressive first floor studio space with mezzanine level. Subject to the necessary consents, this building could lend itself to a variety of different uses.

The garden is a real highlight of Linsell House. Wonderfully private and beautifully established, they feature a lawn, mature trees, planted borders, a pond and several

seating areas positioned to enjoy different aspects of the garden throughout the day.

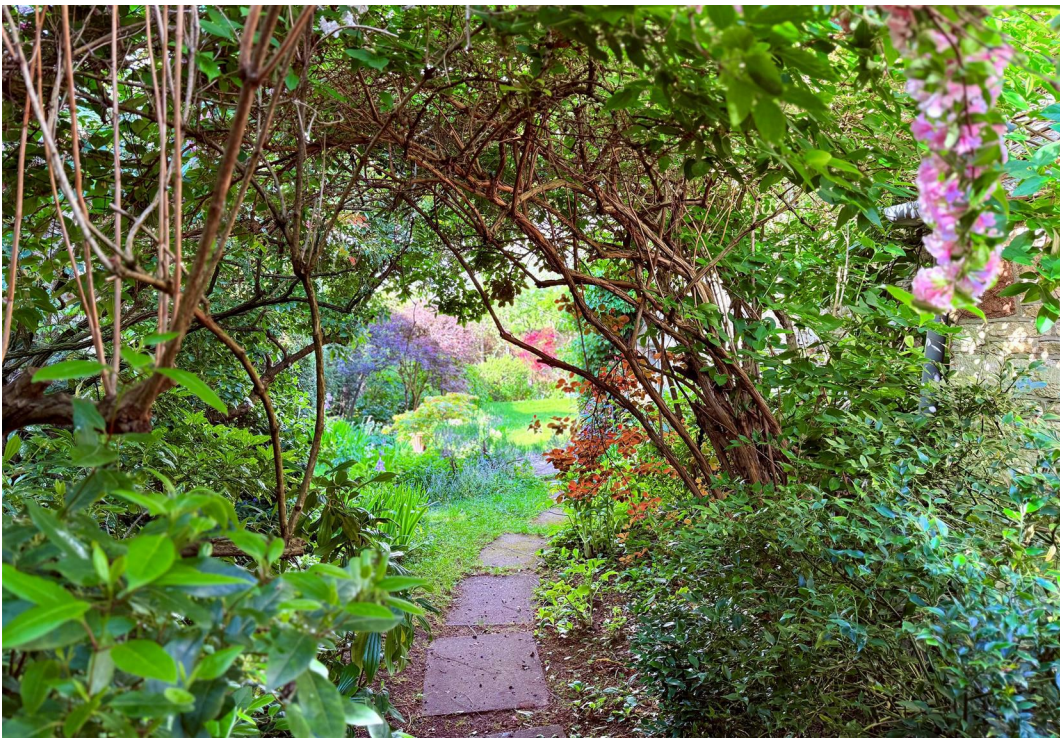
There is also the added convenience of a log store and bin store.

Linsell House represents a rare opportunity to acquire one of Charlbury's most distinctive period homes, a house of immense charm and character in an exceptional central setting.

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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