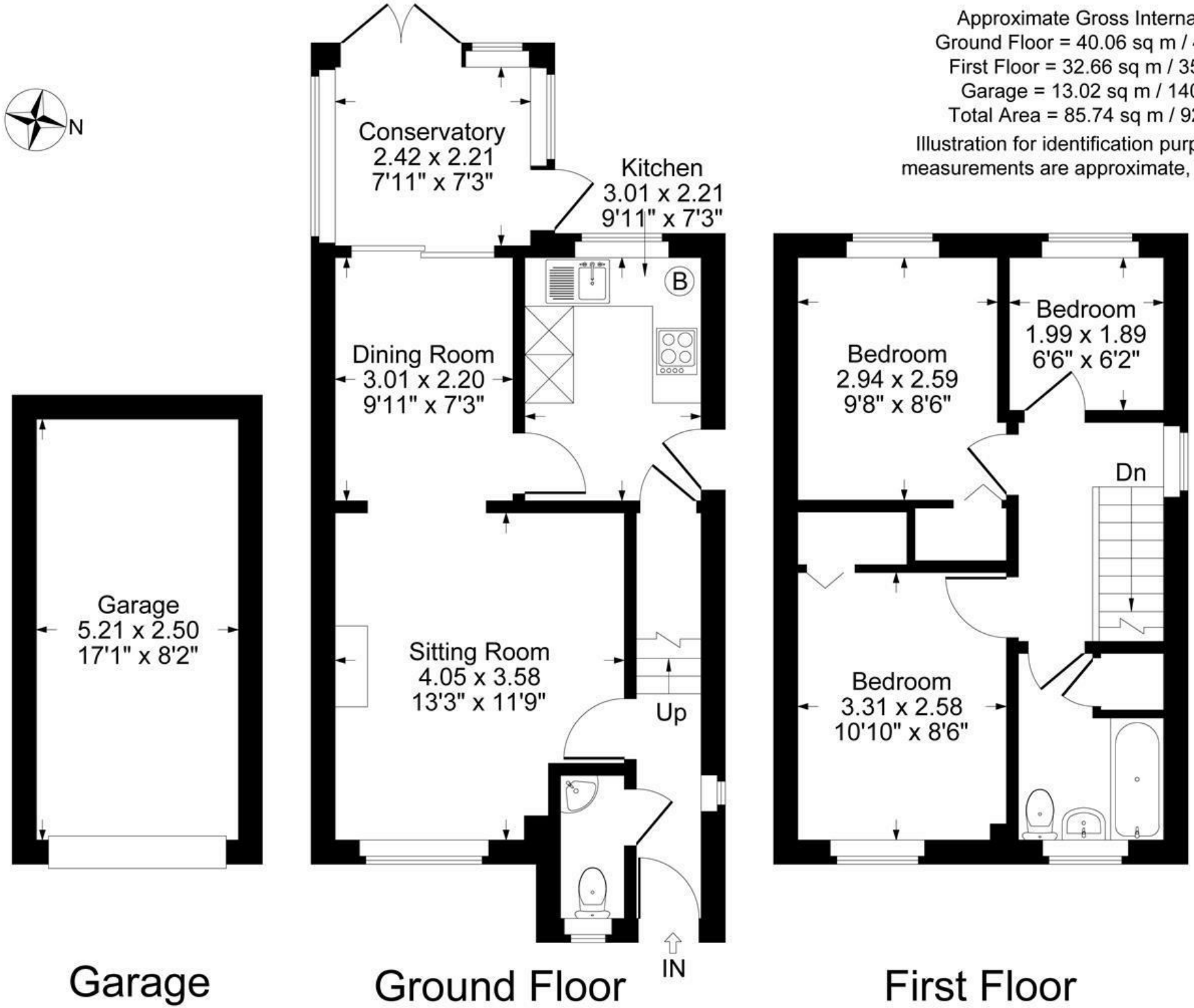

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ESTATE AGENTS
Ticknell Piece, Charlbury

Approximate Gross Internal Area
Ground Floor = 40.06 sq m / 431 sq ft
First Floor = 32.66 sq m / 352 sq ft
Garage = 13.02 sq m / 140 sq ft
Total Area = 85.74 sq m / 923 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



**The Property**

A three-bedroom semi-detached home, offering a practical layout, a good-sized garden and the benefit of a garage.

The front door opens into an entrance hall, with a useful downstairs cloakroom. From here, you enter the sitting room which flows through to a dining area at the rear, with patio doors opening in to the conservatory which have further doors out to the garden, allowing for plenty of natural light.

The kitchen is fitted with a gas hob and electric oven, with space for a washing machine and an under-counter fridge. There is also a pantry cupboard beneath the stairs and a side door providing convenient access to both the front and rear of the property.

Upstairs, there are three bedrooms comprising two doubles and a smaller third room, which would work well as a child's bedroom or study. The family bathroom is fitted with a shower over the bath, and there is also an airing cupboard.

Outside, the rear garden is a particularly appealing feature, with a patio area and the benefit of gated side access. Detached from the property is a single garage (attached to two other garages).

Ticknell Piece is well placed for Charlbury's range of everyday amenities, including local shops, pubs and a mainline railway station with services to Oxford and London Paddington, making it a convenient spot for both day-to-day living and commuting.

**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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