





Ground Floor

Approximate Gross Internal Area
Ground Floor = 64.52 sq m / 695 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A recently refurbished two-bedroom bungalow offering well-planned single-storey living, a generous garden, versatile layout, and off-street parking — quietly positioned within Charlbury.

The property has been comprehensively updated, including new windows and carpets throughout in 2022, and a newly laid roof in 2024, giving it a fresh and modern feel throughout.

The main entrance opens into a versatile reception room, ideal as a dining area, study, or additional sitting room. This space also includes a utility cupboard housing the tumble dryer and provides direct access to the rear garden.

From here, you step into a well-equipped kitchen with a large window overlooking the garden. Fitted with a Lamona oven, microwave, induction hob, and extractor, the kitchen also has space for a fridge freezer and washing machine, offering a practical and well-laid-out workspace.

An inner hallway connects the living areas, with space for hanging coats and a side door to the driveway. The living room is light and welcoming, with newly fitted French doors opening directly onto the garden.

There are two spacious double bedrooms, both with built-in wardrobes and views to the front of the property. A modern shower room, completed in 2023, serves the bedrooms and is finished in a fresh, neutral style.

Outside, the rear garden is a private and well-maintained space, enclosed by a new fence. It features a lawn, patio, gravelled area with a rockery, and a shed/workshop to one side benefitting from power and lighting.

To the front, there is off-street parking for up to four vehicles.

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 is located within the Cotswolds Area of Outstanding Natural Beauty. Oxford is 17 miles and the towns of Chipping Norton and Witney are 7 miles distant by road.





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