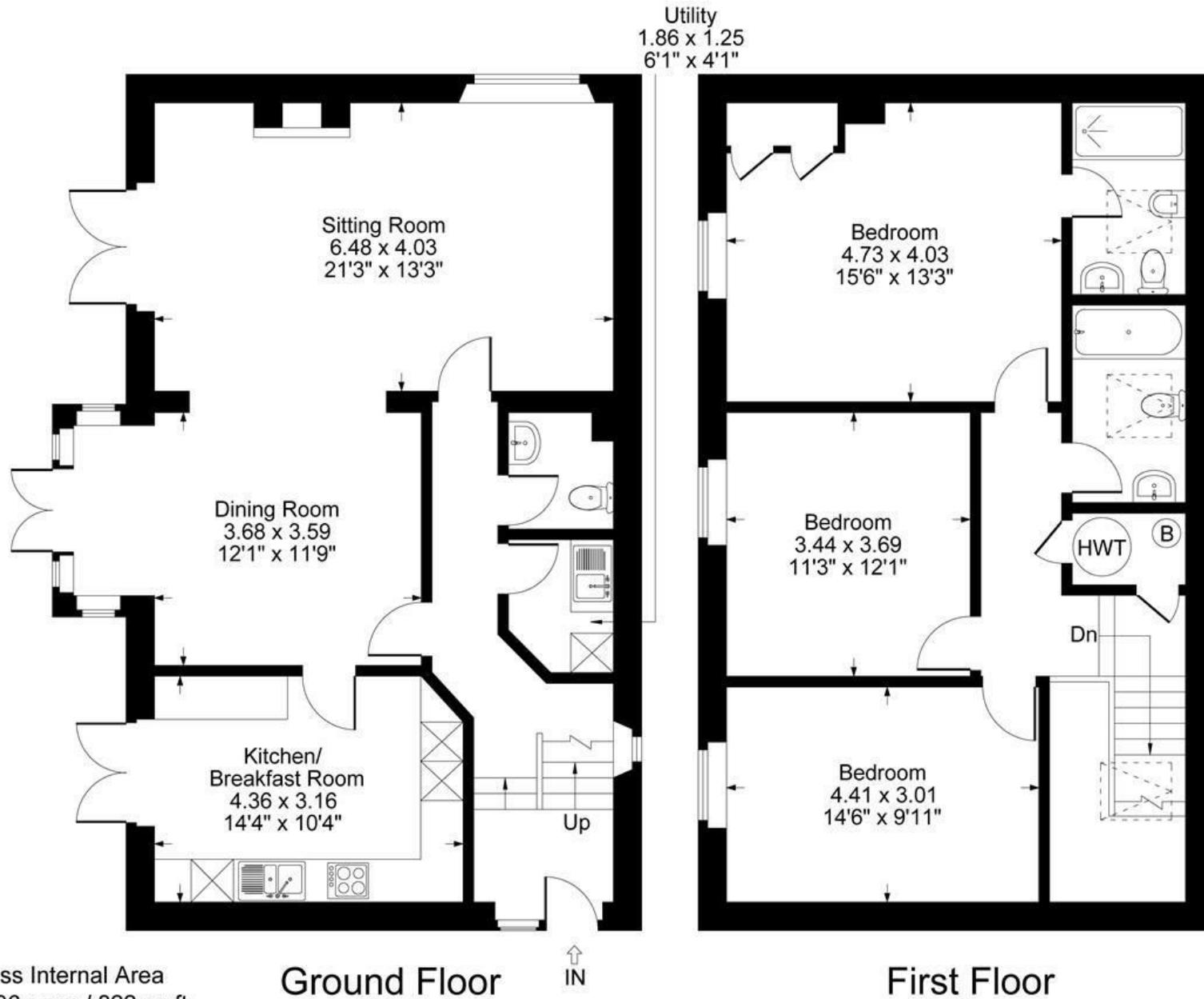




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ESTATE AGENTS

Priory Lane, Charlbury



Approximate Gross Internal Area
 Ground Floor = 76.36 sq m / 822 sq ft
 First Floor = 72.44 sq m / 780 sq ft
 Total Area = 148.80 sq m / 1602 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

Wood Barn is a detached home set in the heart of Charlbury, offering generous accommodation, a private garden, and the rare benefit of gated off-street parking. The property enjoys a peaceful setting while remaining within easy reach of the town's everyday amenities, railway station, and surrounding countryside. Pedestrian access is available from Priory Lane.

You enter the property from Priory Lane into a welcoming entrance hall with stairs rising to the first floor. A step down leads to an inner hallway with useful hanging space beneath the stairs and access to the utility room, which provides a sink and space for a washing machine. There is also a separate WC.

The main living space is a generous living and dining room centred around an open fireplace, creating a comfortable and inviting focal point. Two sets of timber surround, glass double doors open directly onto the garden, allowing plenty of natural light and providing an easy connection between the indoor and outdoor spaces.

The kitchen is fitted with a gas hob and electric oven, with space for a fridge freezer and dishwasher. Double glazed doors with a timber surround open out to the garden, making it an ideal space for everyday living and entertaining.

Upstairs, the first floor provides three large double bedrooms. The principal bedroom benefits from built-in wardrobes and an ensuite shower room, while the remaining bedrooms are served by a separate family bathroom. All three bedrooms enjoy attractive views towards Cornbury Park and the surrounding open countryside.

Outside, the rear garden has been arranged to make the most of the space immediately off the kitchen and living areas, with patio and gravelled seating areas ideal for outdoor dining. Beyond a further gate is a lawned garden with a gravel pathway leading to the gated off-street parking, accessed via Shilson Lane.

Charlbury offers a variety of local shops and services, including three excellent pubs, a bistro, two cafés, a doctor's surgery, dentist, and veterinary practice. The town lies within the Cotswolds Area of Outstanding Natural Beauty and is easily accessed by a comprehensive network of beautiful footpaths, ideal for countryside walks.

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. 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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