FAIRFAX
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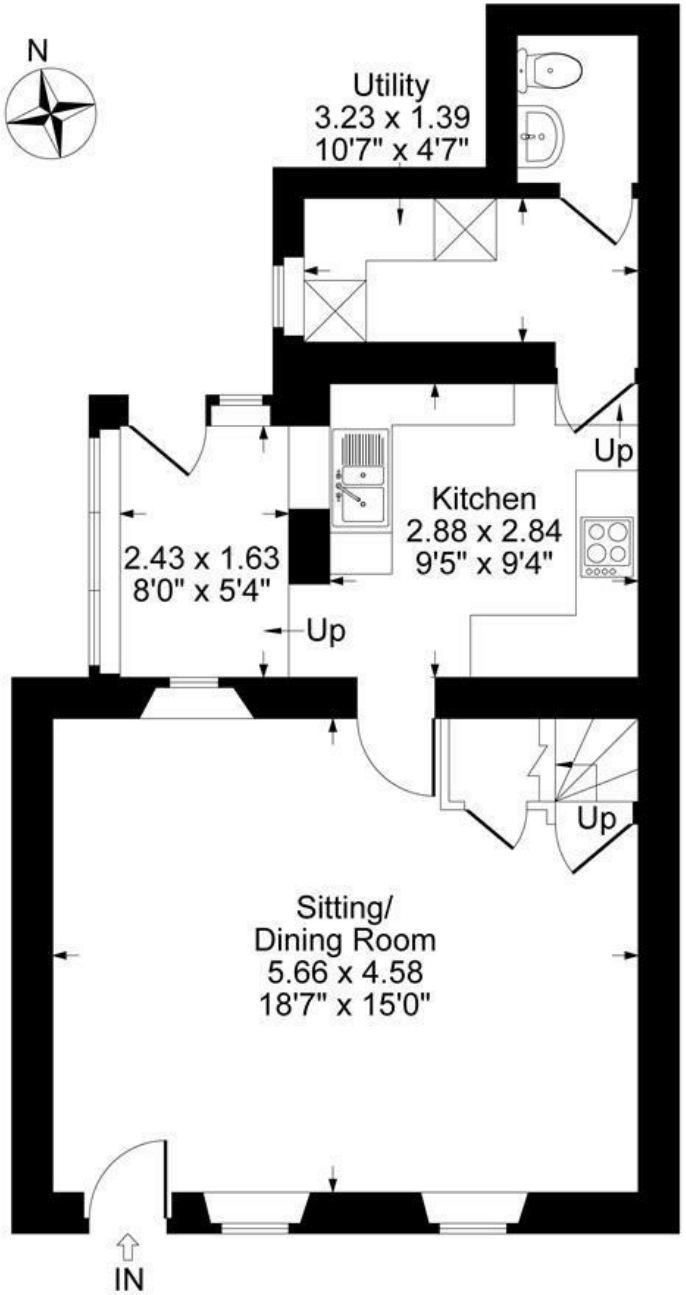
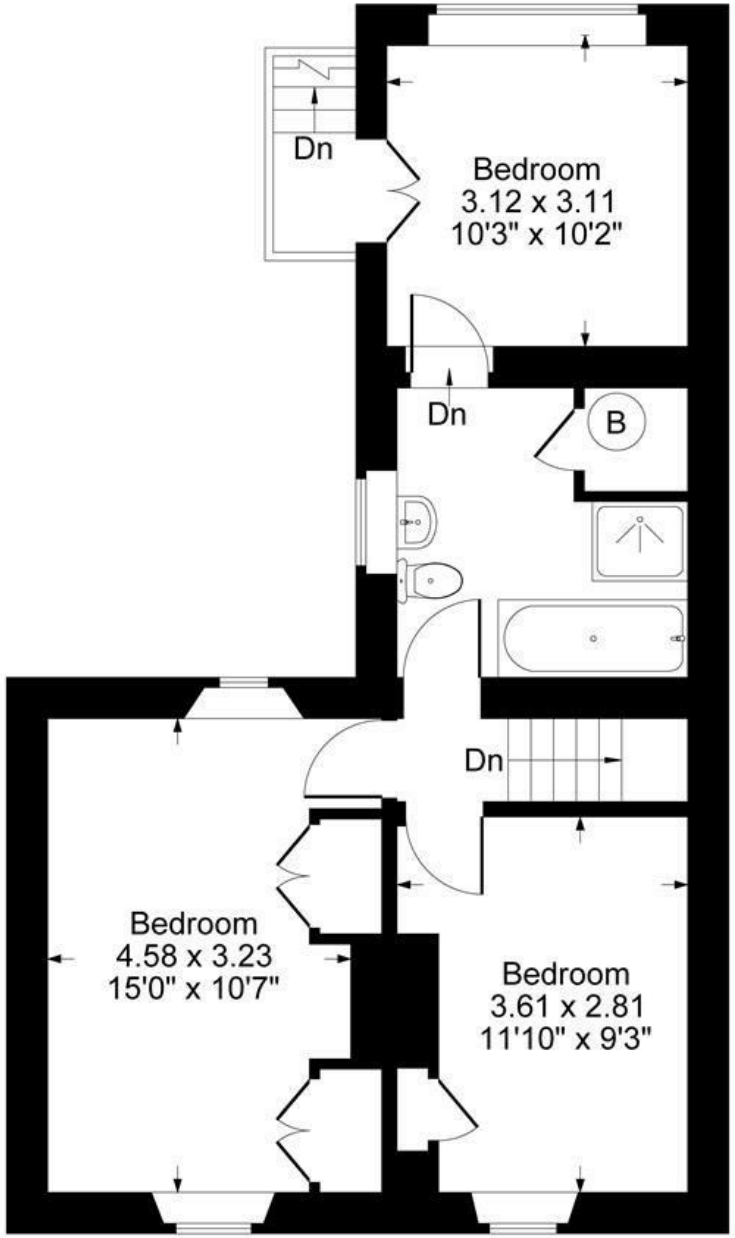
ESTATE AGENTS
High Street, Ramsden



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 49.05 sq m / 528 sq ft
First Floor = 46.93 sq m / 505 sq ft
Total Area = 95.98 sq m / 1033 sq ft

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

The Property

A beautifully presented and characterful three bedroom home, occupying a delightful position within the thriving village of Ramsden.

Set back from the road behind a pretty front garden, the property is approached via a covered entrance porch, which leads into a wonderfully welcoming sitting room. This spacious and light-filled room features two windows to the front, allowing plenty of natural light to flood in, while the beautiful French oak flooring and Clearview log-burning stove create a warm and inviting atmosphere. There is also a useful understairs cupboard and access to the first floor.

The kitchen has been fitted within recent years and is well equipped with a gas hob, double oven and tiled flooring. Steps lead up to a useful utility area with built-in shelving and space beneath for a washing machine, tumble dryer and dishwasher. Beyond this is a cloakroom with WC and wash basin. The kitchen also provides access to a glazed rear porch, with a door opening directly onto the patio and garden.

Carpeted stairs rise to the first floor, where there are three spacious double bedrooms, each with its own individual charm and character. Two of the bedrooms feature attractive decorative fireplaces and built-in cupboards, while the rear bedroom enjoys a lovely outlook across the garden and benefits from direct access to stone steps leading down outside.

The bathroom is particularly versatile, with dual access from both the landing and the rear bedroom. It is fitted with a bath, separate shower cubicle, WC and wash basin.

Outside, the garden is undoubtedly one of the property's standout features. There are attractive patio areas providing excellent space for outdoor dining and entertaining, leading onto a generous lawn surrounded by well-stocked planted borders. The garden also benefits from two sheds and a useful wood store, while backing directly onto woodland at the rear, providing an additional sense of privacy and a wonderful natural outlook.

This beautiful and characterful home offers spacious accommodation, a lovely garden and a wonderful setting within this popular and thriving village. Viewing is highly recommended to fully appreciate everything this delightful property has to offer.

Situation

Ramsden is a popular and attractive village in West Oxfordshire, located approximately five miles from Witney and less than four miles from Charlbury. The village is surrounded by beautiful countryside with wonderful walks and has an active community, with a parish church, village hall, the community tennis club and a number of annual events, including a summer fete and Christmas market. The village is also home to The Royal Oak, a very popular village pub.

Everyday amenities can be found in nearby Charlbury and Witney, which offers supermarkets, weekly and monthly markets and a variety of independent shops. Oxford, Woodstock and Chipping Norton are also within easy reach, providing further shopping, leisure and cultural facilities. Estelle Manor Country Club is approximately three miles away, while Daylesford Organic is around 13 miles away. The area is well served by a choice of schools, including primary schools in Charlbury, Finstock, Hailey and Leafield, and secondary schools in Chipping Norton, Woodstock, Witney and Burford alongside a number of highly regarded independent schools in Oxford and Cheltenham.

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