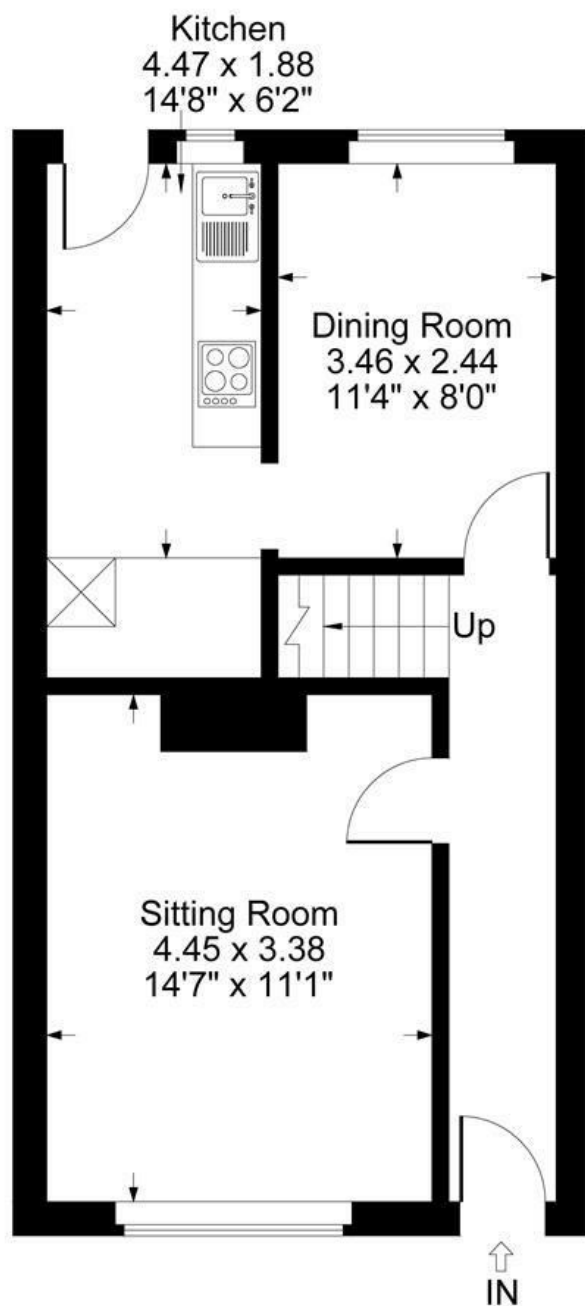


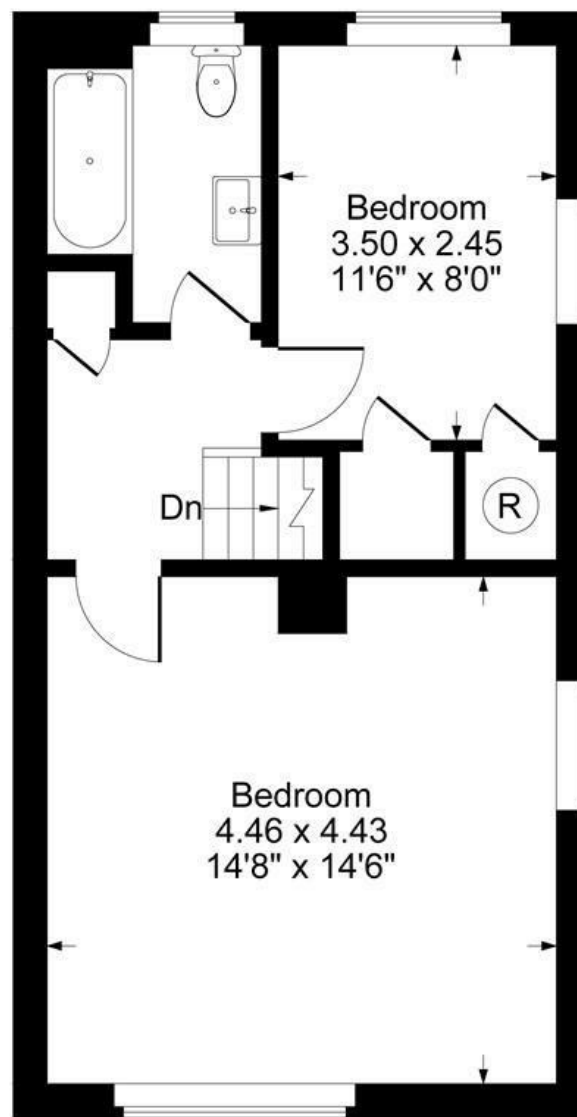


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ESTATE AGENTS

Hixet Wood, Charlbury



Ground Floor



First Floor

Approximate Gross Internal Area
Ground Floor = 40.72 sq m / 438 sq ft
First Floor = 40.72 sq m / 438 sq ft
Total Area = 81.44 sq m / 876 sq ft

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

The Property

Cartreff, Hixet Wood, Charlbury is a charming two-bedroom home set at the end of its own private path off Hixet Wood.

You enter into a tiled entrance hall, with the living room to the left, featuring a log-burning stove and built-in cupboards and shelving. At the rear of the house, the dining room enjoys a window overlooking the garden. The kitchen is fitted with an electric oven and hob, integrated fridge freezer, and washing machine, with a door leading directly to the rear garden.

Upstairs, the first floor provides a large double bedroom and a smaller single bedroom, alongside a bathroom with shower over the bath.

Outside, the garden currently includes a pond, though there is potential to restore this area to a lawn. Two greenhouses provide additional space for gardening. There is also side access leading around to the front of the property.

Charlbury offers a range of local shops, pubs and everyday services, along with a mainline railway station providing direct services to Oxford and London, making it a well-connected Cotswold town surrounded by beautiful countryside.

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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