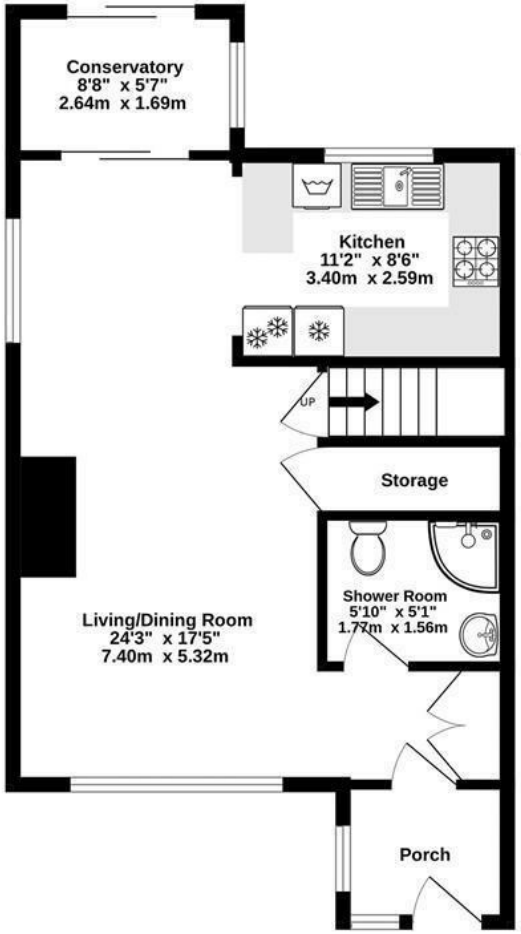
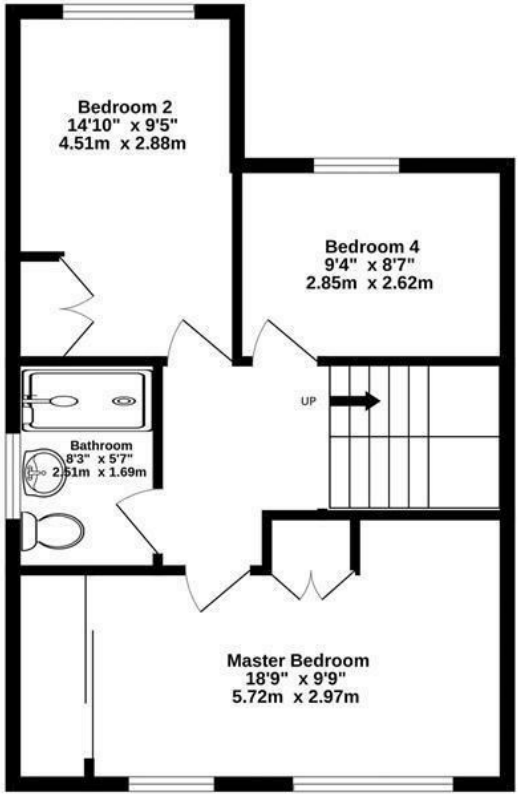

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Woodfield Drive, Charlbury

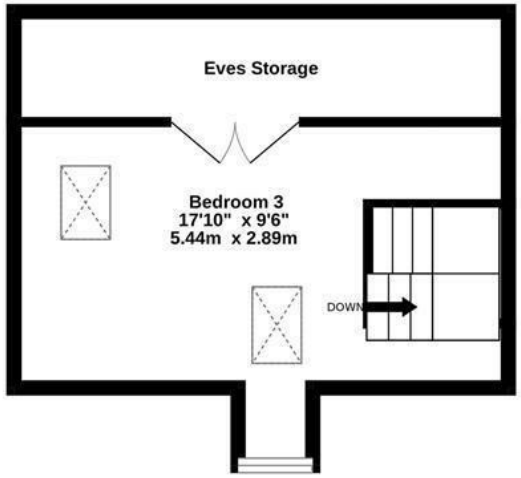
Ground Floor
535 sq.ft. (49.7 sq.m.) approx.



1st Floor
507 sq.ft. (47.1 sq.m.) approx.



2nd Floor
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property

This well-presented family home offers versatile living space across three floors, with a private garden and easy access to local amenities in the popular town of Charlbury. The ground floor features a spacious entrance porch leading into a bright, open-plan living and dining area, ideal for everyday living and entertaining. A separate snug overlooks the garden, offering a quiet retreat or additional reception space. The kitchen is fitted with matching base and wall units and rolled-edge worktops, with plumbing for a washing machine and views over the garden. A useful cloakroom with built-in shower completes the ground floor. Upstairs on the first floor are three well-proportioned bedrooms and a contemporary family shower room with a walk-in shower. The top floor has been converted to a flexible use space, filled with natural light from Velux windows. Outside, the rear garden is enclosed with wooden panel fencing and laid with attractive stone paving, complemented by mature flower beds and raised shrub borders. A side gate offers additional access, and a garage is located a short distance from the house. Note: Photographs were taken in August 2025.

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 distance by road.

















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