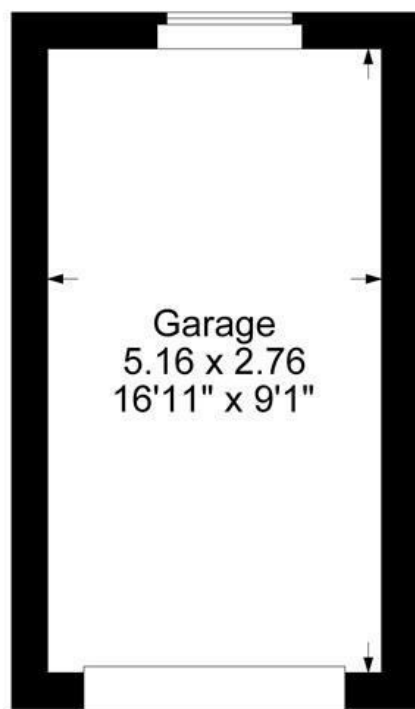






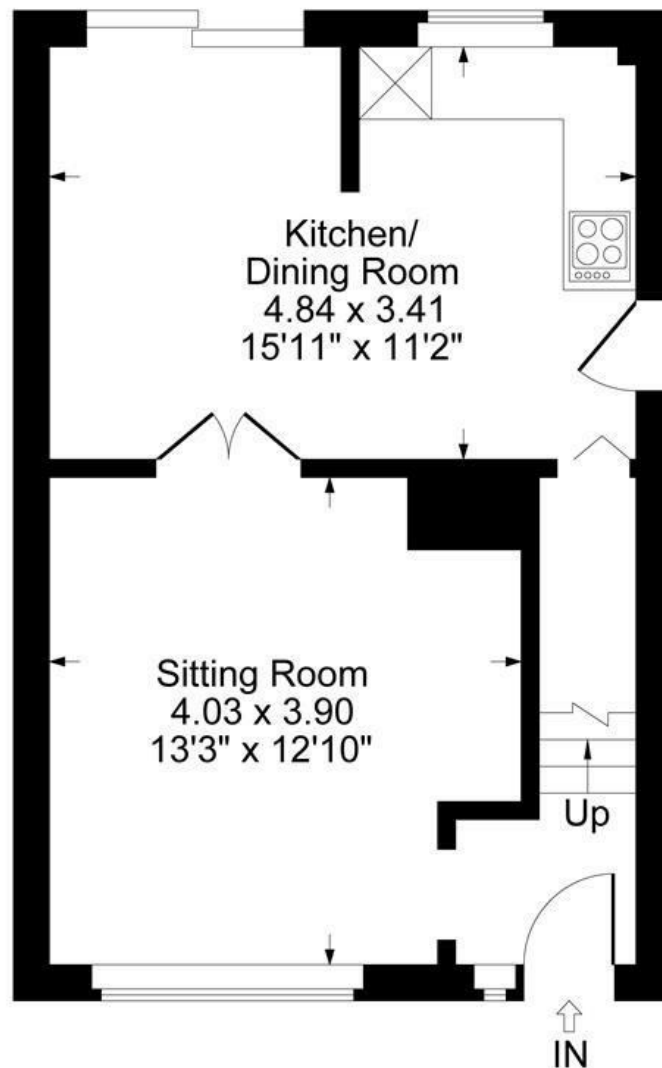
Approximate Gross Internal Area
Ground Floor = 36.81 sq m / 396 sq ft
First Floor = 36.81 sq m / 396 sq ft
Garage = 14.24 sq m / 153 sq ft
Total Area = 87.86 sq m / 945 sq ft

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



Garage
5.16 x 2.76
16'11" x 9'1"

Garage

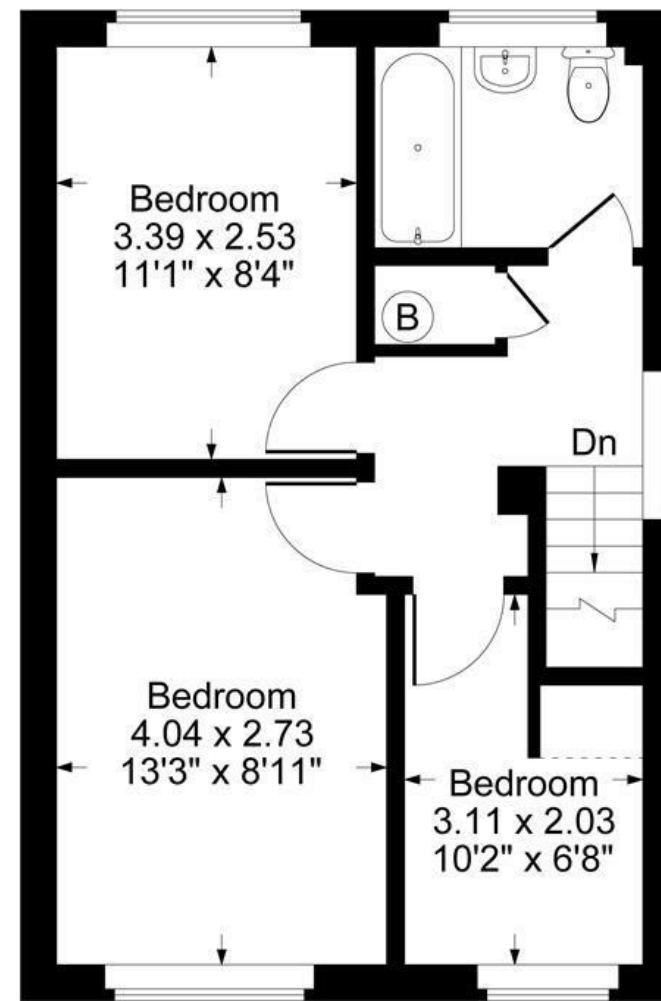


Kitchen/
Dining Room
4.84 x 3.41
15'11" x 11'2"

Sitting Room
4.03 x 3.90
13'3" x 12'10"

↑
IN

Ground Floor



Bedroom
3.39 x 2.53
11'1" x 8'4"

Bedroom
4.04 x 2.73
13'3" x 8'11"

Bedroom
3.11 x 2.03
10'2" x 6'8"

Dn

First Floor

The Property

A well-maintained semi-detached three-bedroom home positioned in Charlbury, just a few minutes' walk from the Wigwell Nature Reserve, ideal for keen walkers, and only a short walk from the town centre, with front and rear gardens, garage and off-street parking.

The property is entered via the front door into an entrance hall. The living room is a particularly lovely space featuring original parquet flooring and a large window overlooking the front garden, allowing plenty of natural light. The room opens through to the kitchen/dining room, creating a sociable layout ideal for everyday living.

The dining area has space for a table and benefits from a door leading directly out to the rear decking. The kitchen is fitted with a sink, freestanding cooker, space for a washing machine and also includes a useful pantry cupboard. A further door provides side access to the property.

Upstairs there are two double bedrooms, a single bedroom and a family bathroom fitted with a shower over the bath. There is also an airing cupboard on the landing.

Outside, the front garden is mainly laid to lawn with a pathway leading to the front door. To the rear is another lawned garden along with a decking area, perfect for outdoor dining and entertaining. There is also a garden shed, single garage and off-street parking for two cars.

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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