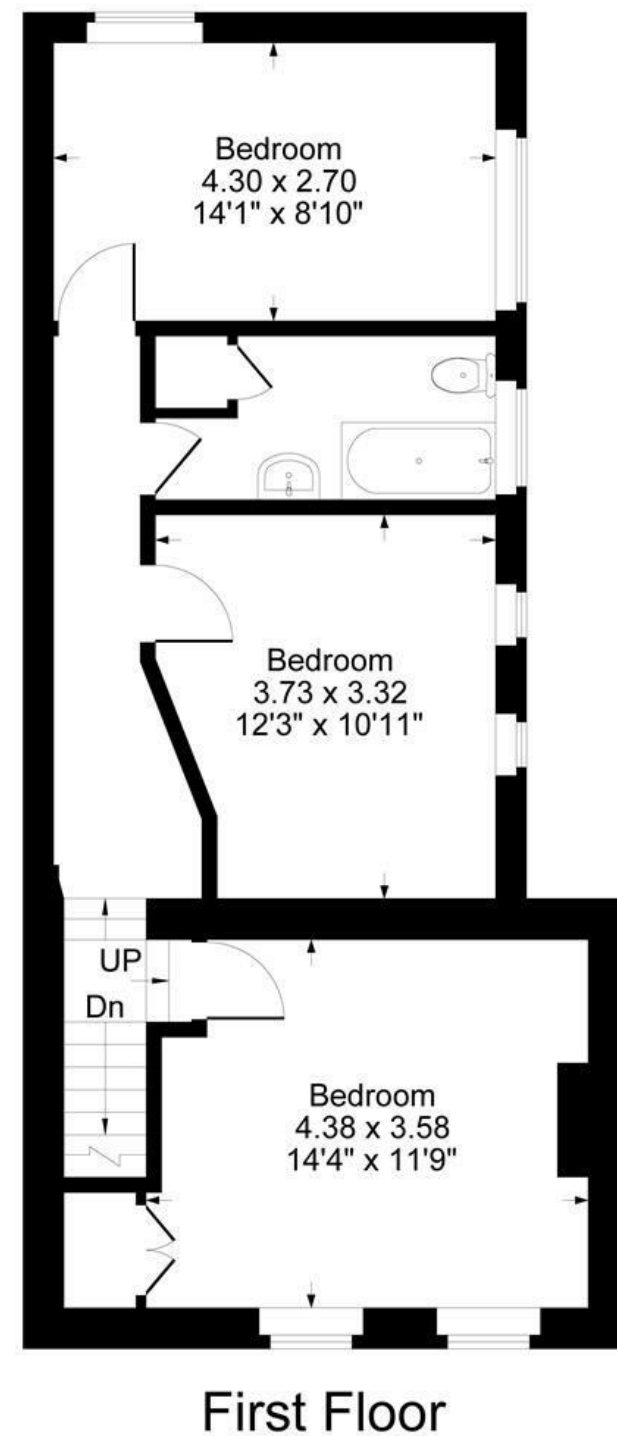
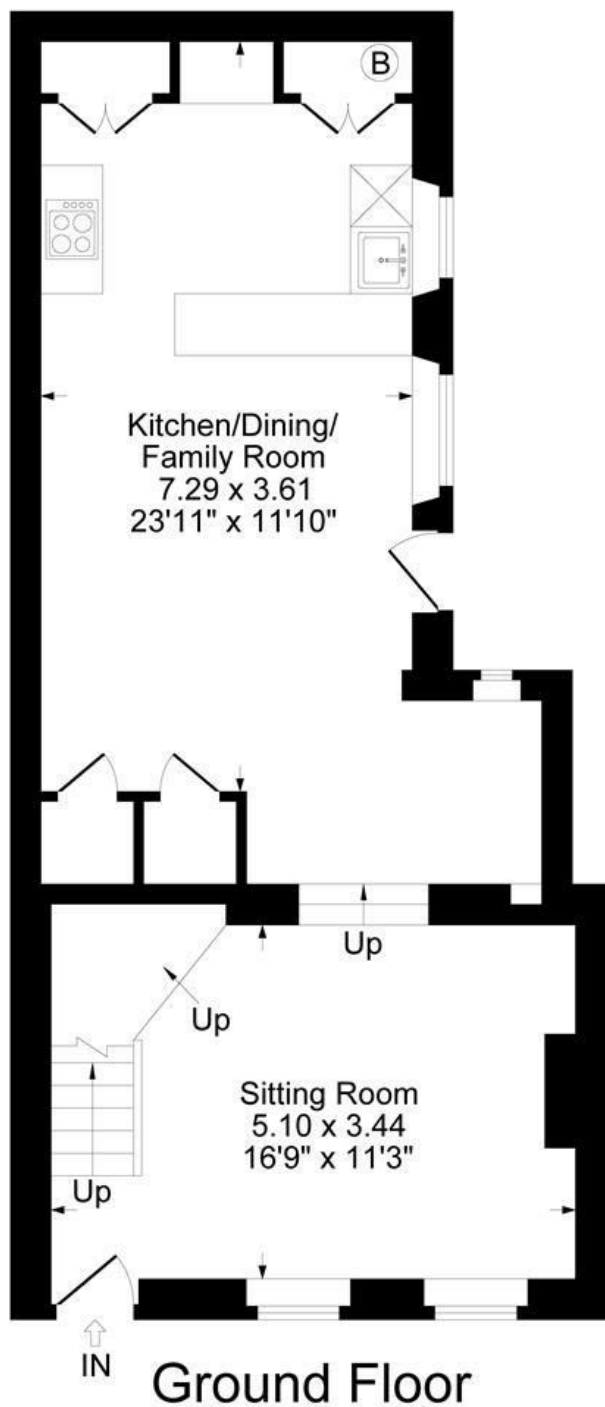






Approximate Gross Internal Area
Ground Floor = 51.26 sq m / 552 sq ft
First Floor = 55.69 sq m / 599 sq ft
Total Area = 106.95 sq m / 1151 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



The Property

An attractive investment opportunity in the heart of Charlbury, this characterful three-bedroom cottage is being sold with tenants in situ, providing immediate rental income for an incoming purchaser.

Set back just moments from Charlbury's amenities and station, the property offers generous accommodation across two floors. You enter into a charming living room featuring exposed beams, an open fireplace, and dual windows that provide excellent natural light.

To the rear, the dining space and kitchen are arranged in a split-level open plan layout, with built-in storage and a useful study area. The kitchen is fitted with an oven, gas hob, and space for further appliances, and a door leads to a private rear courtyard garden. Upstairs are three well-proportioned double bedrooms and a family bathroom with a shower over the bath.

Requiring some modernisation, the property offers scope to add value over time, while benefiting from an established tenancy in place.

Outside

To the rear is a private courtyard which has the potential to create a lovely outdoor space.

Note: There is a gate that gives a right of way over the neighbours gardens for use detailed in the deeds.

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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