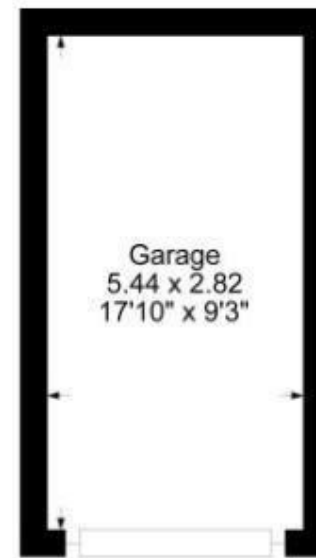




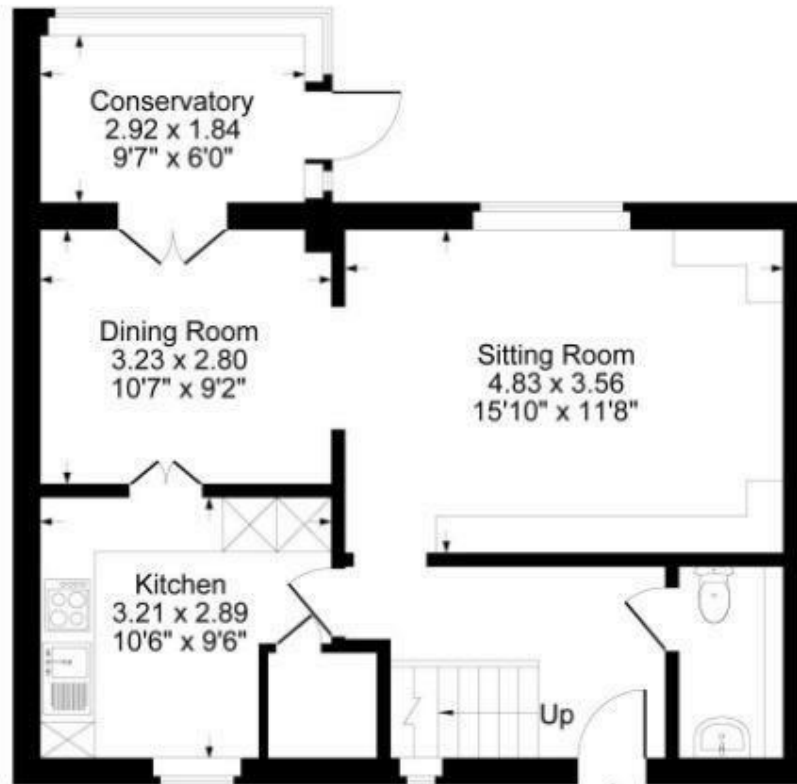
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The Playing Close, Charlbury

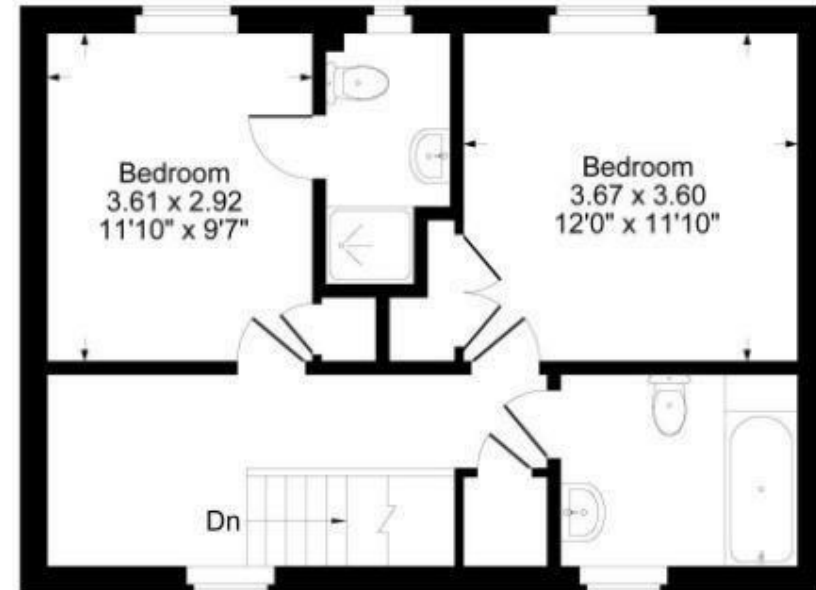
Approximate Gross Internal Area
 Ground Floor = 53.91 sq m / 580 sq ft
 First Floor = 48.53 sq m / 522 sq ft
 Garage = 15.34 sq m / 165 sq ft
 Total Area = 117.78 sq m / 1267 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

The Property

Tucked away in a sought-after central location, this two-bedroom Cotswold stone home is part of a well-regarded development for the over-55s. Offering a private rear garden, garage, and access to a communal swimming pool, the property is designed for both comfort and convenience.

A pathway leads to the front door, opening into the entrance hallway with stairs to the first floor, fitted with a Stannah stairlift. The sitting room is a welcoming space with downlighting and a feature electric fireplace, leading through to the dining area. French doors open into the conservatory, a bright and airy space with tiled flooring and direct access to the rear garden. The kitchen is fully fitted with matching base and wall units, an integrated electric oven with a four-ring induction hob, and plumbing for both a washing machine and dishwasher. A cloakroom completes the ground floor.

Upstairs, the landing benefits from natural light through a front-facing window. The two double bedrooms both feature built-in wardrobes, with the main bedroom enjoying an en-suite shower room with a walk-in shower, WC, and hand wash basin. A separate bathroom serves the second bedroom, providing flexibility for guests.

The private rear garden is laid to lawn with mature borders and a small seating area, leading to the well-maintained communal gardens. A garage in a nearby block provides additional storage or parking.

Residents of The Playing Close enjoy access to a heated indoor swimming pool, as well as being just a short walk from Charlbury's local amenities, including independent shops, cafés, and a mainline station with connections to Oxford and London Paddington.

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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