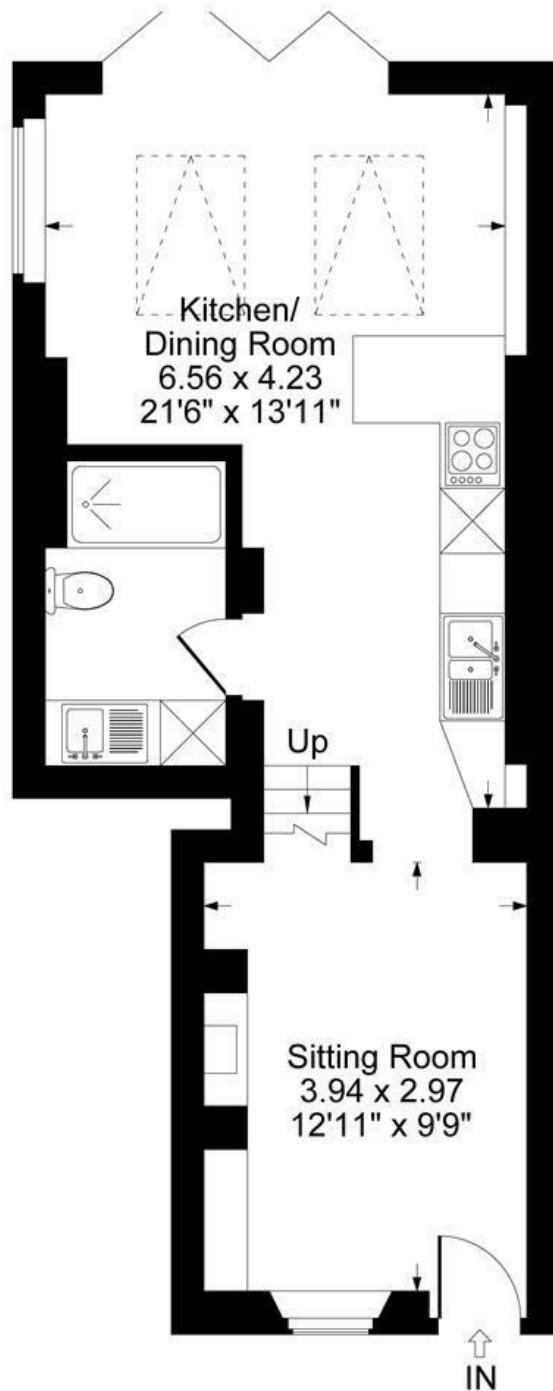




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ESTATE AGENTS

Hixet Wood, Charlbury

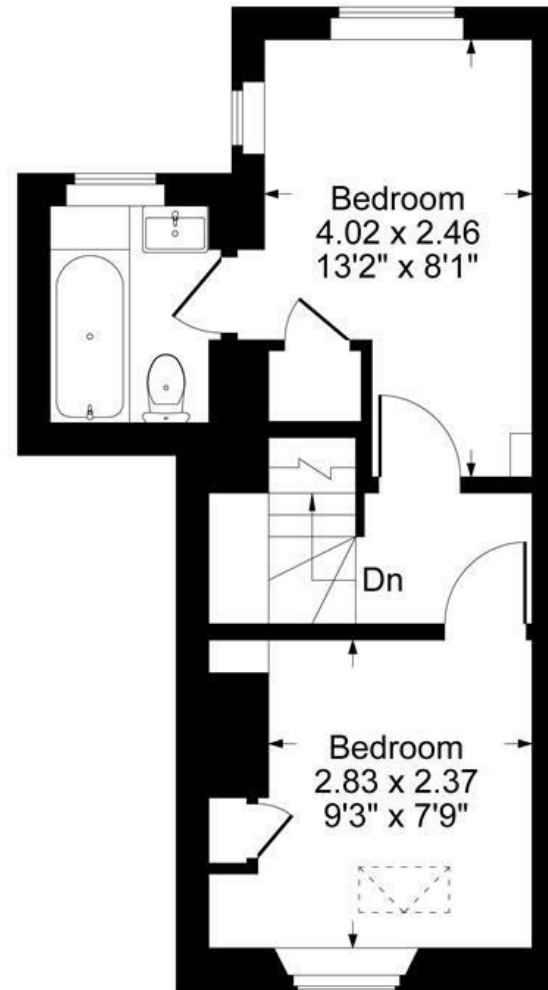


Ground Floor



Approximate Gross Internal Area
 Ground Floor = 41.39 sq m / 446 sq ft
 First Floor = 26.92 sq m / 290 sq ft
 Total Area = 68.31 sq m / 736 sq ft

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



First Floor

The Property

A thoughtfully renovated two bedroom cottage set just a short walk from the centre of Charlbury, offering a well balanced blend of character features and modern finishes.

You enter directly into the main living space, where the charm of the cottage is immediately apparent. Exposed beams, a log burning stove set within a stone surround fireplace, and a window seat create a warm and inviting feel. The space flows naturally through to the newly fitted kitchen, which has been finished with a clean, contemporary style and includes an induction hob, electric oven, integrated dishwasher, fridge and freezer, along with a breakfast bar.

Beyond the kitchen is a generous dining area, with space for a good-sized table as well as a seating area, making it a versatile extension of the ground floor living space. Bifold doors open out onto the garden, allowing plenty of natural light and an easy connection to the outside. Also accessed from the kitchen is a utility/shower room, fitted with a sink, WC, walk-in shower and space for a washing machine.

A newly installed oak staircase leads to the first floor, where the principal bedroom benefits from a built-in wardrobe and an ensuite bathroom with a shower over the bath.

The second double bedroom continues the character of the cottage, with exposed beams, a skylight, window and built-in storage.

Outside, the bifold doors open onto a patio area, ideal for outdoor dining. Steps lead up to a further terrace and lawn, with planted beds.

A charming and well-finished cottage in a highly convenient position, well suited to those looking for a character home within easy reach of Charlbury's amenities and station.

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.





1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808