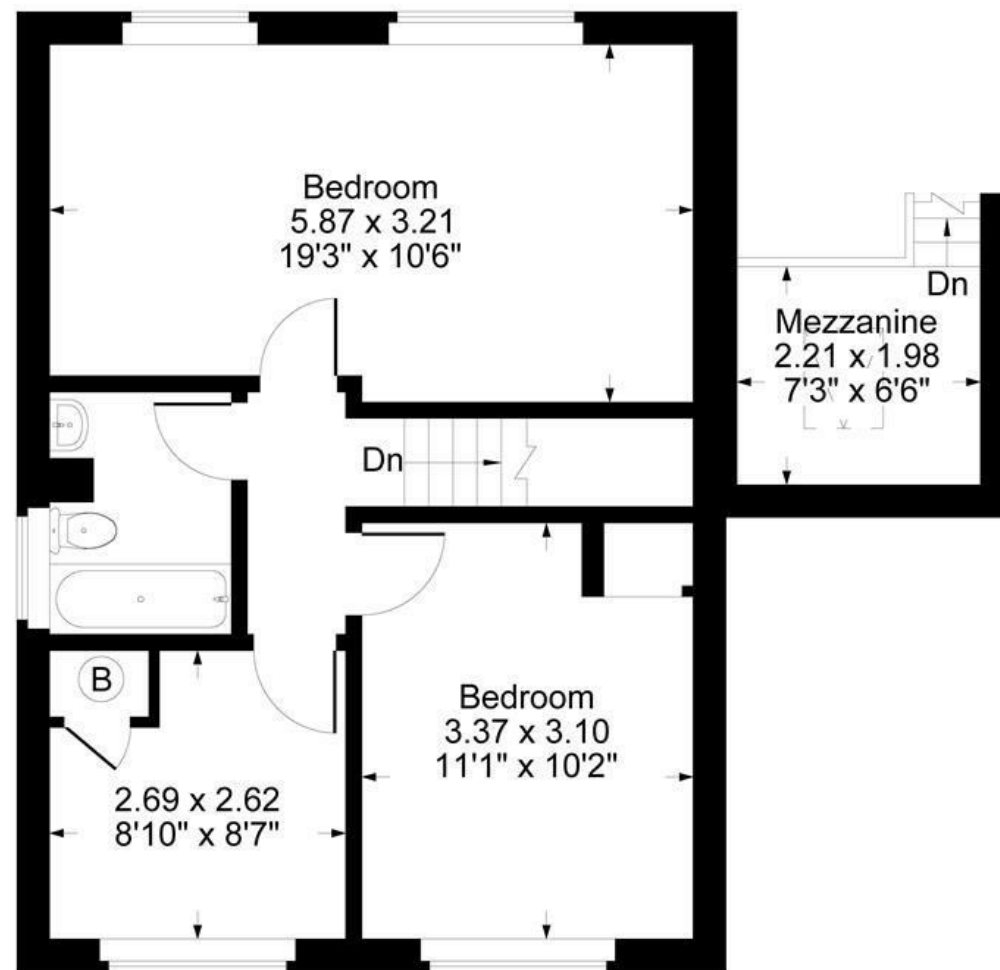


Ground Floor

Approximate Gross Internal Area
 Ground Floor = 65.47 sq m / 705 sq ft
 First Floor = 52.72 sq m / 568 sq ft
 Garage = 12.78 sq m / 138 sq ft
 Total Area = 130.97 sq m / 1411 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



First Floor

The Property

Situated in the sought-after Cotswold town of Charlbury, the property is a generously proportioned family home offering flexible living space and a well-established garden, all within easy reach of local amenities and excellent transport links.

The property opens into a welcoming entrance hall with a useful storage cupboard, leading through to a spacious living room featuring a log-burning stove and stairs to the first floor. To the rear, the kitchen/dining room provides ample space for modern living, with room for a dishwasher, washing machine and fridge freezer, as well as a pantry cupboard and space for a family-sized dining table. Patio doors open directly onto the garden, allowing for a lovely indoor-outdoor flow.

A rear hallway connects to the single garage and a convenient ground floor shower room with WC. Also on the ground floor is a versatile bedroom with direct access to the garden and a charming mezzanine level accessed via wooden steps.

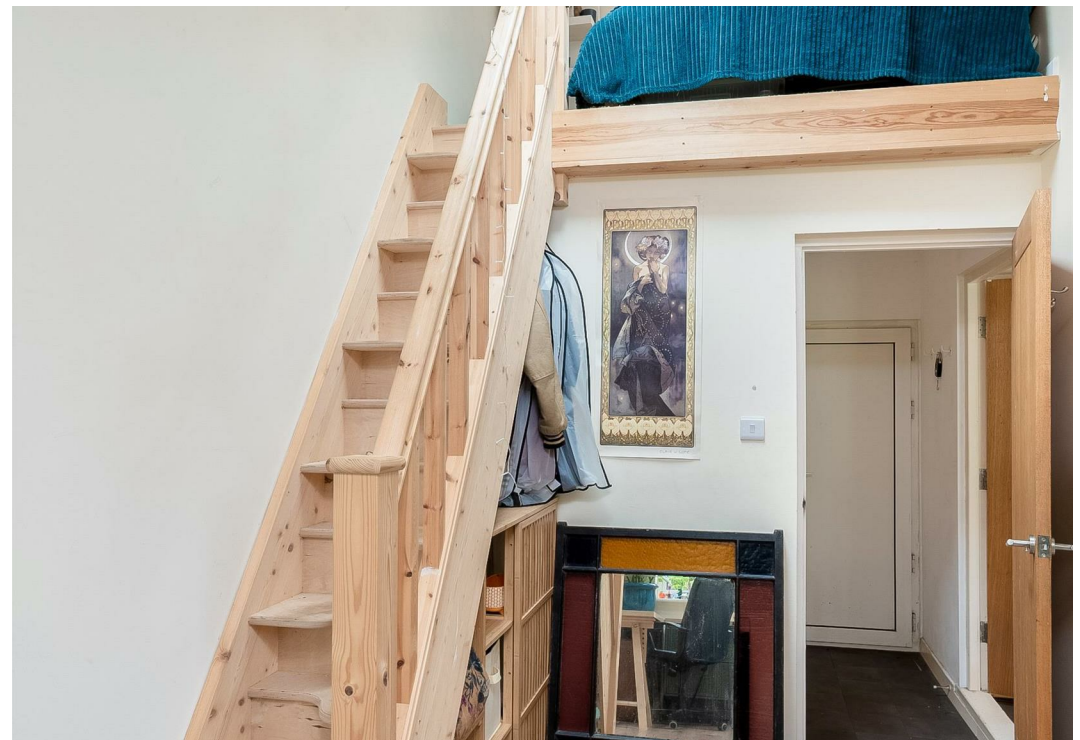
Upstairs, there are three spacious bedrooms. The main bedroom is particularly generous, spanning the full width of the house. A family bathroom with shower over the bath completes the first floor.

Outside, the rear garden is a delightful mix of decking, lawn, and well-planted borders, with mature trees offering a sense of privacy. To the front, the property benefits from off-street parking for two vehicles, access to the garage, and a neatly maintained lawn. Charlbury itself offers a welcoming community, excellent local shops, pubs, and cafes, along with a mainline station providing direct trains to Oxford and London Paddington – making it an attractive option for commuters and families alike.

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.





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

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