

FAIRFAX & Co ESTATE AGENTS

Little Lees, Charlbury



Approximate Gross Internal Area
Ground Floor = 58.23 sq m / 627 sq ft
First Floor = 43.95 sq m / 473 sq ft
Garage = 13.51 sq m / 145 sq ft
Total Area = 115.69 sq m / 1245 sq ft

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

The Property

A three-bedroom house occupying a corner plot within a popular cul-de-sac in Charlbury, with a driveway, single garage and private rear garden. The property requires updating throughout but offers well-proportioned accommodation and good potential for improvement.

The accommodation begins with an entrance porch, currently providing useful hanging space and with a door leading to the rear of the property. This could readily be adapted to create a useful boot room. The entrance hall has stairs to the first floor and a downstairs cloakroom with WC and wash basin.

The spacious living/dining room is arranged with separate sitting and dining areas. The living room has plenty of space for sofas and chairs and an electric fireplace, while the dining area has room for a good-sized table and chairs and a serving hatch through to the kitchen. A garden room leads from the dining area and would work well as a study or snug, with doors opening onto the rear patio.

The kitchen requires updating and currently has a range of fitted units, with space for a freestanding cooker, appliances beneath the worktops and a fridge freezer. There is also useful under-stairs storage and a door providing access to the side of the property.

Upstairs, there are three bedrooms comprising two doubles, both with built-in wardrobes, and a single bedroom. The family bathroom has a bath with shower over, WC and wash basin. An airing cupboard on the landing houses the boiler, which has been replaced in recent years.

Outside, the private rear garden includes a patio providing space for outdoor seating, a lawn and planted borders. There is also a garden shed and side access through the entrance porch. To the front is a pretty garden with planted shrubs, while the driveway provides parking for two vehicles and leads to the single garage, which links the property to the neighbouring house.

An opportunity to update and improve a well-located home with good potential to create a comfortable and individual property. Viewing is recommended to appreciate the accommodation, corner plot and potential on offer.

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.

















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