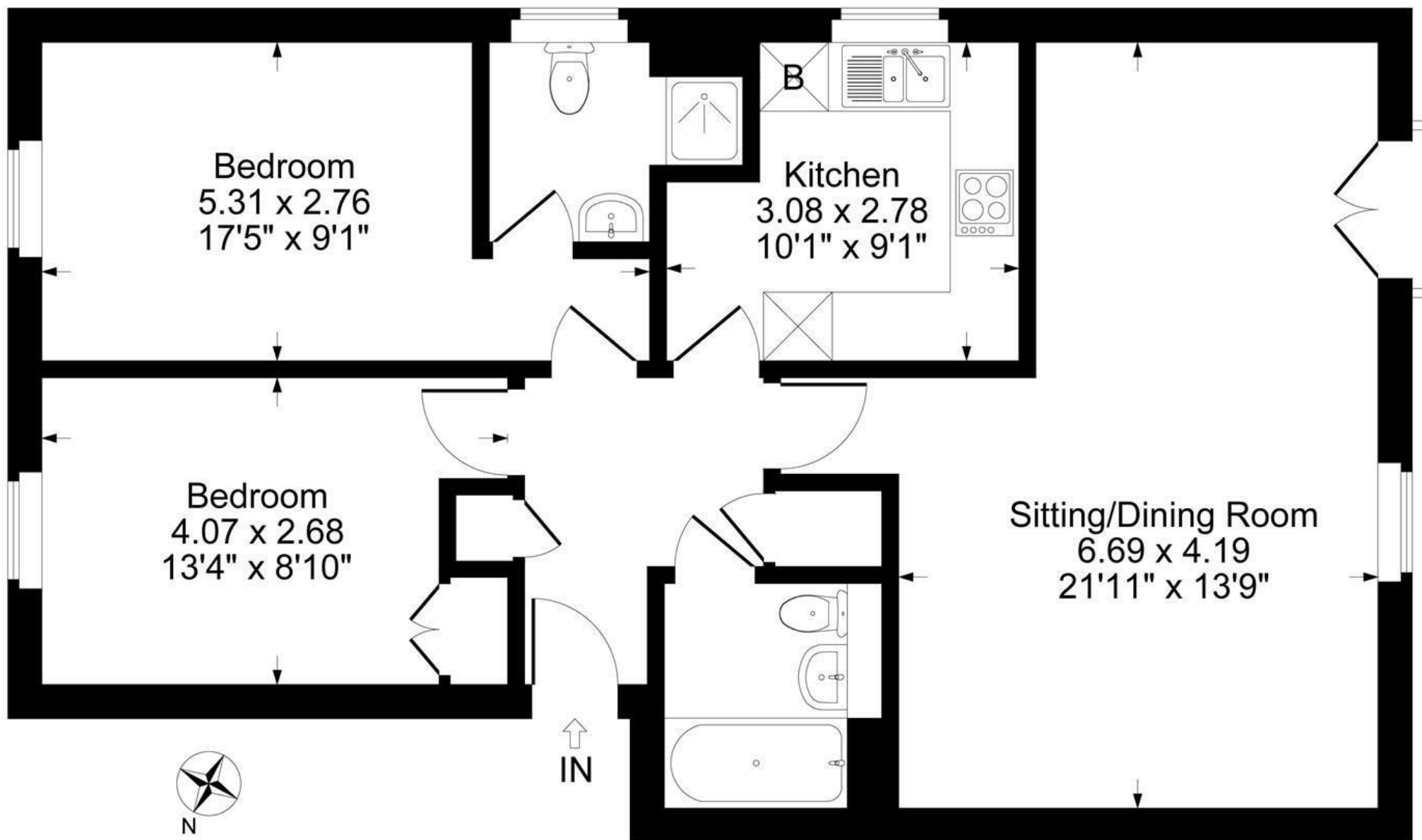






First Floor

Approximate Gross Internal Area
First Floor = 72.26 sq m / 778 sq ft

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

The Property

This well presented two-bedroom, two-bathroom, first floor apartment forms part of Kingham House, a modern purpose built block of four apartments faced in traditional Cotswold stone in walking distance of Charlbury's town centre and railway station.

On arrival, you walk directly into a centrally positioned entrance hall with an airing cupboard and a separate storage cupboard. All accommodation leads off the hallway, creating a practical and straightforward layout.

The kitchen offers a good range of storage cupboards and includes an electric hob and oven, integrated under-counter fridge and freezer, an integrated dishwasher and freestanding washing machine.

The sitting room / dining room is a bright and comfortable space with plenty of natural light. There is ample room for both living and dining furniture, an electric wall-mounted fire and double doors opening onto a Juliet balcony.

The principal bedroom is a generous double room with an ensuite shower room. The second bedroom can also accommodate a double bed and benefits from a built-in wardrobe. A main bathroom serves the apartment, fitted with a bath and shower over. There is also very useful storage within the attic space which is illuminated and full height accessed from a pull down ladder.

Outside, there is covered off-street parking for one car.

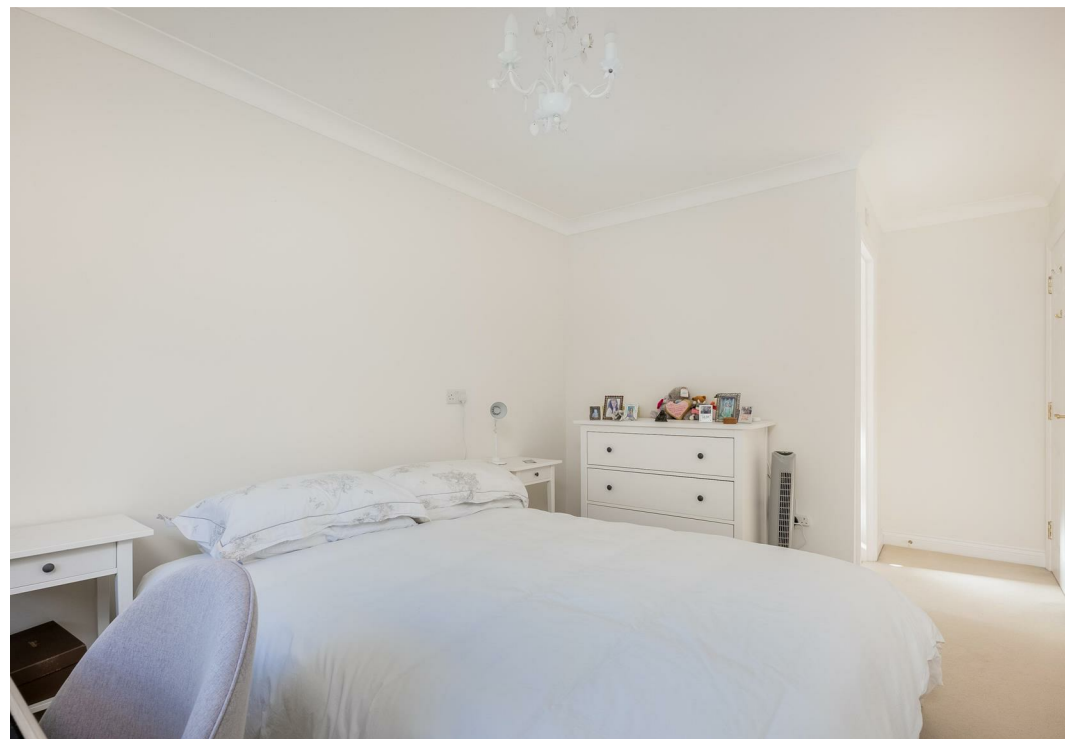
The apartment is leasehold with a share of the freehold and forms part of a well-maintained and managed building. Charlbury's shops, cafés and amenities are close at hand, along with the railway station offering direct services to Oxford and London Paddington.

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 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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