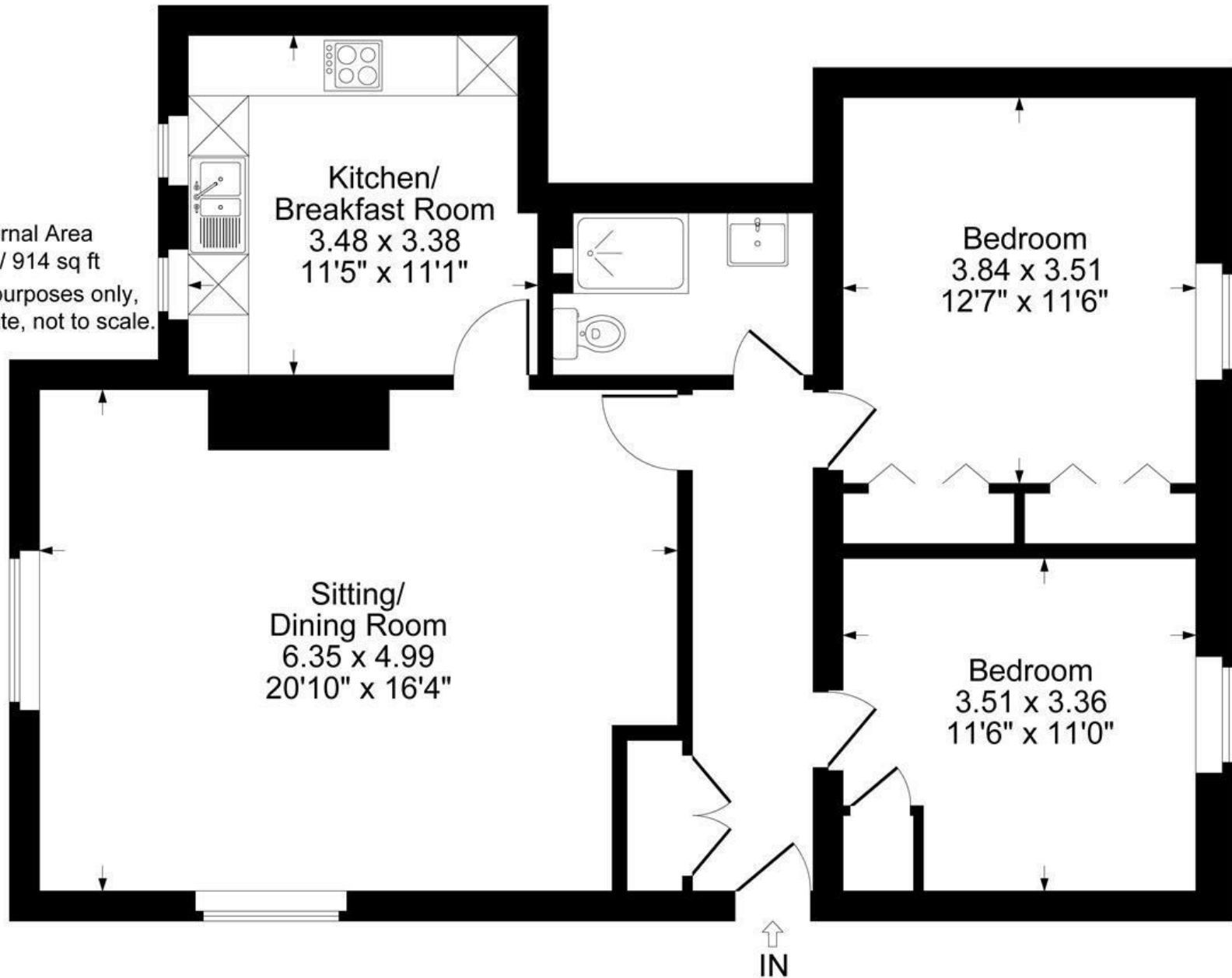






Approximate Gross Internal Area
First Floor = 84.93 sq m / 914 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



First Floor

The Property

Set within an elegant building just a short walk from the centre of Charlbury, this well-presented two-bedroom first floor apartment offers comfortable and practical living in a peaceful yet well-connected location.

The property is accessed via a smart communal entrance hall on the ground floor, with stairs leading up to the first floor. Inside, a generous entrance hall provides a welcoming first impression, with a useful storage cupboard tucked away.

The apartment features two spacious double bedrooms, each with built-in storage—either shelving or a fitted wardrobe. The kitchen is well-equipped with integrated appliances including a washing machine, fridge/freezer, and dishwasher, as well as a Neff gas hob and electric oven.

The bright and airy living room enjoys a double aspect with views over the communal garden, and a gas fire adds a cosy focal point. A modern shower room includes a large walk-in shower, WC and basin.

Residents benefit from allocated parking, visitor spaces, and access to the large, well-maintained communal gardens.

The location is ideal—just a short walk into the centre of Charlbury with its range of independent shops, the Co-Op, local surgery, and mainline station offering direct links to Oxford and London.

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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