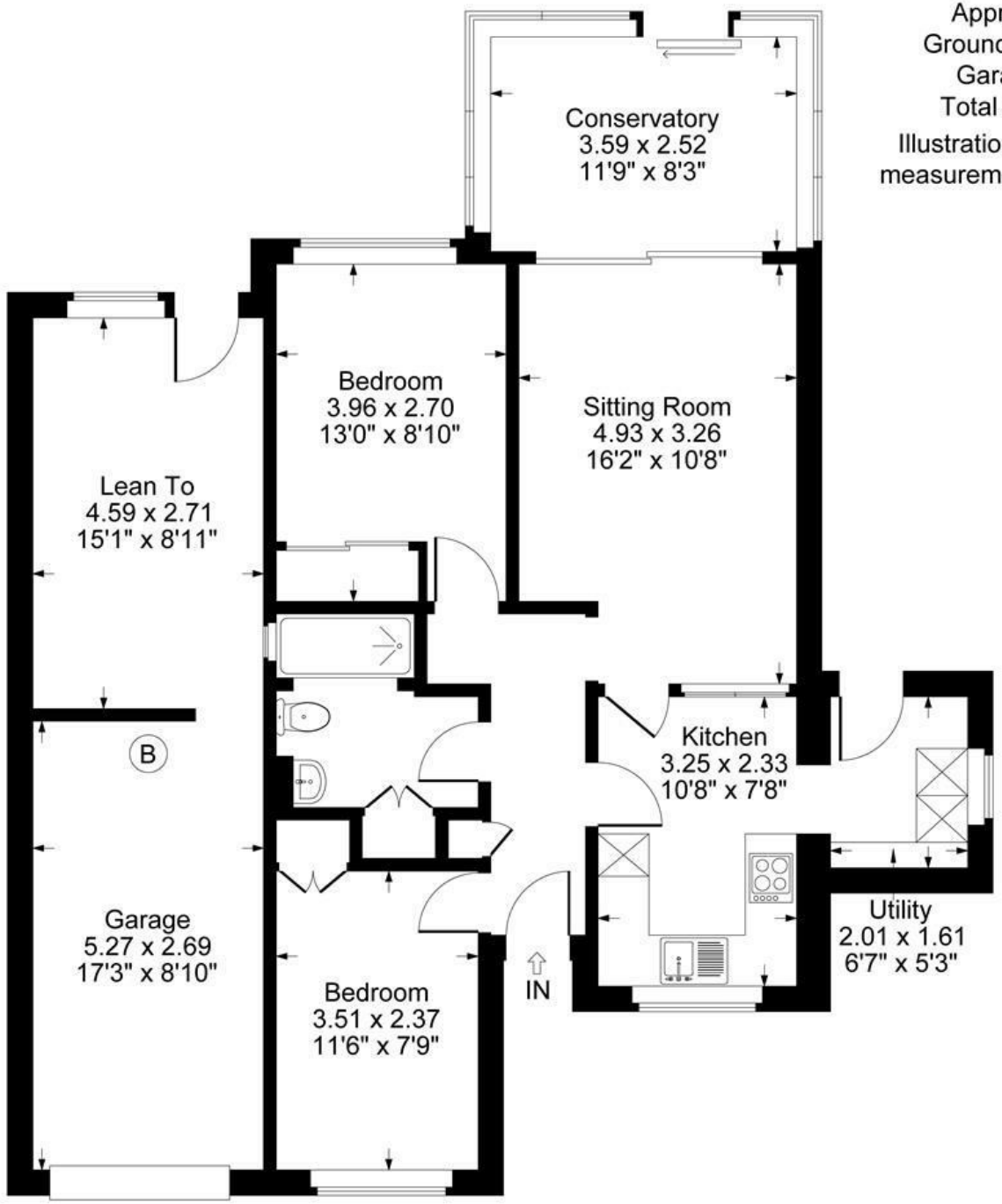


FAIRFAX & Co ESTATE AGENTS

Sandford Rise, Charlbury

Approximate Gross Internal Area
Ground Floor = 69.71 sq m / 750 sq ft
Garage = 14.28 sq m / 154 sq ft
Total Area = 83.99 sq m / 904 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



Ground Floor

The Property

A two-bedroom bungalow occupying a generous corner plot on a popular road, conveniently located close to the centre of Charlbury. The property offers well-proportioned accommodation, driveway parking, a single garage and workshop, together with a particularly good-sized garden.

The accommodation begins with an entrance hall with a useful cupboard providing hanging space. There are two bedrooms, both with built-in wardrobes, with the main bedroom benefiting from a large window overlooking the garden. The shower room is currently arranged as a wet room.

The spacious living room has an electric fire and patio doors opening into the conservatory. The conservatory provides a good additional reception space, with doors leading directly onto the garden.

The kitchen was fitted in recent years and includes a range of units, a freestanding cooker with double oven and electric hob, space for a dishwasher and room for a small breakfast table. From the kitchen, the accommodation continues through to a useful utility area with space for a washing machine, tumble dryer and fridge freezer. A door leads out to a covered patio area.

Outside, the corner plot is a particular feature of the property, providing a generous and private garden. There is a large area of lawn with apple trees, gated side access to the front and a number of patio areas providing space for outdoor dining and seating. There is also a greenhouse.

To the rear, there is access to the single garage and workshop, which benefits from power and lighting and also has a sink. To the front, there is off-street parking and an area of lawn.

A well-located bungalow offering flexible accommodation and an unusually generous garden, with the added benefit of a garage and workshop. Viewing is recommended to appreciate the plot and position.

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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