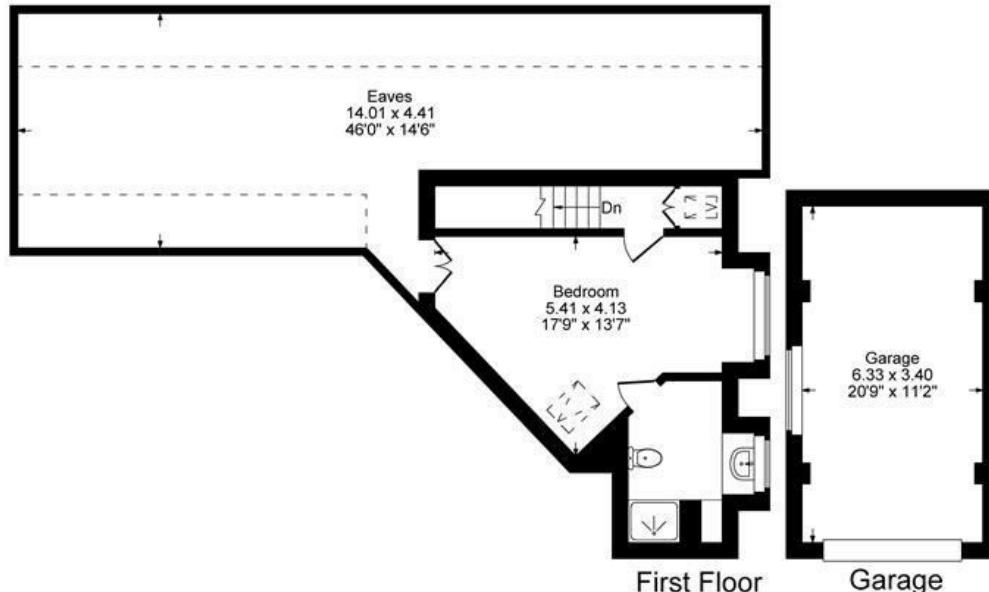




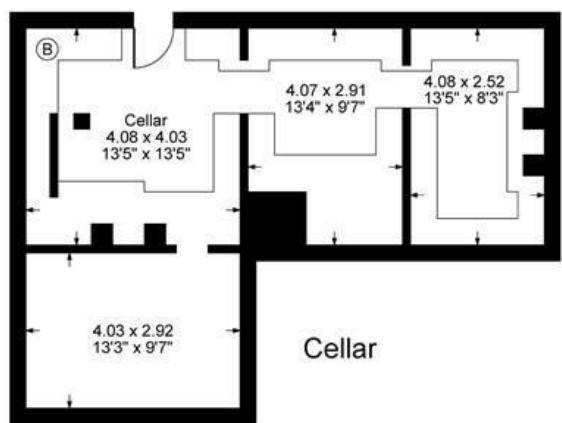
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ESTATE AGENTS

Crawborough, Charlbury

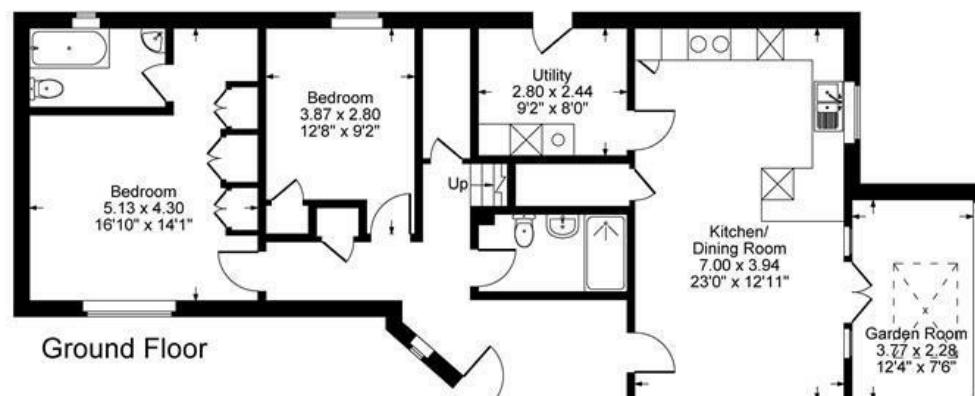


First Floor

Garage



Cellar



Ground Floor

Approximate Gross Internal Area

Cellar = 52.19 sq m / 562 sq ft

Ground Floor = 144.46 sq m / 1555 sq ft

First Floor = 28.43 sq m / 306 sq ft

Garage = 21.52 sq m / 232 sq ft

Total Area = 246.60 sq m / 2655 sq ft

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



Denotes restricted head height

## The Property

Gracecroft is a thoughtfully designed detached home completely rebuilt in 2011 to plans by a respected local architect. The house combines well proportioned accommodation with practical features including off-street parking for at least three vehicles, a detached garage, gardens and underfloor heating throughout the ground floor.

An entrance porch with glass eaves provides a sheltered arrival space, with a tiled floor and plenty of natural light before opening into the main house. The front door opens into a spacious and light entrance hall, carpeted and providing a welcoming first impression. Straight ahead is the kitchen and dining room, a generous and well planned space with room for a large dining table and easy flow through to the garden room, study and utility. The Shaker style kitchen is fitted with an electric Aga, integrated dishwasher and fridge, and includes a useful pantry cupboard.

The utility room provides space for a washing machine, tumble dryer and fridge/freezer, along with a sink and an external door, ideal for everyday use or bringing dogs in from the garden. The study is a convenient and comfortable workspace with views across Charlbury's rooftops.

The garden room has a tiled floor, enjoys views over the garden and beyond, and benefits from underfloor heating, making it a practical year-round space. The sitting room is a particularly attractive room, filled with natural light from its triple aspect, featuring a bay window to the front, double doors opening onto the rear patio, a decorative fireplace and a distinctive domed ceiling detail.

On the opposite side of the house are two bedrooms, including the spacious principal bedroom with built-in wardrobes and an ensuite bathroom, along with a second bedroom and a separate shower room with a walk-in shower. The hallway also includes a linen cupboard and a large storage cupboard for coats and boots.

Upstairs, there is a further spacious bedroom with an ensuite shower room. From this room, a hatch provides access to eaves storage, with potential for future extension into the loft space, subject to the necessary consents.

The house benefits from a large, dry cellar accessed from the rear garden, ideal for storage and houses the boiler and hot water system. There is also a single detached garage with an electric up-and-over door and a useful loft space accessed via a ladder. The gardens are a real feature. To the front, a lawned garden with a path leading to the house is bordered by planted lavender. The rear garden can be accessed from either side of the property, both of which are gated, making it secure for pets. Immediately behind the house is a raised patio, leading onto a generous lawn with fruit trees, planted borders and a good degree of privacy, along with views across Charlbury.

Gracecroft sits on Crawborough, a quiet unadopted road in the heart of Charlbury. The town offers a strong community feel with a range of independent shops, public houses, cafés, a primary school and regular train services to Oxford and London Paddington.

Viewing is highly recommended to appreciate the setting, layout and overall quality of this home.

## 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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