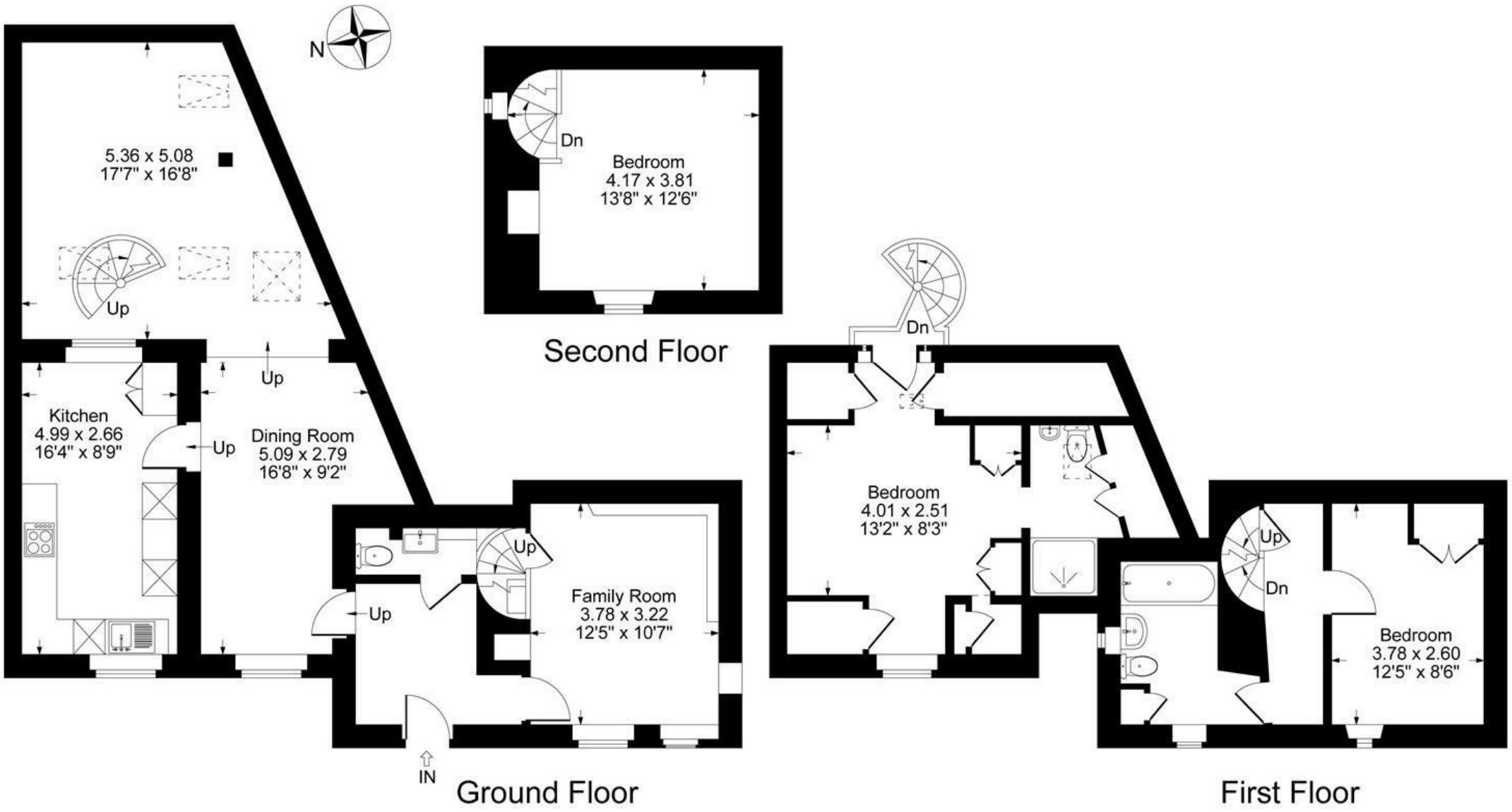

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The Slade, Charlbury



Approximate Gross Internal Area
Ground Floor = 77.64 sq m / 836 sq ft
First Floor = 50.24 sq m / 541 sq ft
Second Floor = 15.20 sq m / 164 sq ft
Total Area = 143.08 sq m / 1541 sq ft

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

The Property

Sold with no onward chain

A charming three-bedroom Grade II Listed cottage, situated in a lovely position on The Slade in Charlbury. The property combines the character and charm expected of a period Cotswold cottage, including exposed beams and stonework, with a number of modern improvements made by the current owner. There is also scope for further updating and modernisation in parts of the property, allowing a new owner to put their own stamp on it.

From the pretty front garden, a door opens into the entrance hall, where exposed beams and Cotswold stone immediately set the tone. There is useful space for hanging coats and, directly ahead, a downstairs cloakroom.

To the left of the hall is the more recently modernised side of the cottage. The kitchen has tiled flooring and is fitted with a Neff oven and gas hob, with space and plumbing for a washing machine and dishwasher, as well as space for a fridge freezer. A particularly attractive floor-to-ceiling window looks through into the adjoining living space, bringing plenty of natural light into the room.

Beyond the kitchen is a wonderful open-plan dining and sitting room, with a vaulted ceiling, underfloor heating and double doors opening directly onto the rear garden. A spiral staircase rises from here to one of the bedrooms, which is a good-sized double with built-in storage and its own ensuite shower room.

To the right of the entrance hall is the older part of the cottage, where a cosy sitting room/snug provides a lovely second reception space. There is a log-burning stove, exposed character features and a door leading to the first floor.

On the first floor is a double bedroom with built-in wardrobe, together with the family bathroom, which has a shower over the bath. From the landing, a further staircase leads directly into the third bedroom, a charming room with exposed stonework and beams.

Outside, the rear garden is a particular feature of the property. Long and relatively narrow, it has been thoughtfully planted and offers a succession of different areas to enjoy. Immediately outside the house is a small patio, with side access leading through to the front. A pretty pathway winds its way through the garden, bordered by mature planting, fruit trees and established borders, with areas of lawn, further seating terraces and a charming stone seat built into the garden wall. There are also useful sheds and additional patio areas towards the far end of the garden.

To the front, the property has a delightful cottage garden with established planting and off-street parking.

Blenheim Cottage offers a rare opportunity to acquire a characterful Grade II Listed home in Charlbury, with a mixture of beautifully preserved period features, modern improvements and scope for further enhancement according to individual taste.

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.

















1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping North
Oxfordshire
OX7 5NA
Telephone: 01608 644808