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ESTATE AGENTS
Sturt Close, Charlbury

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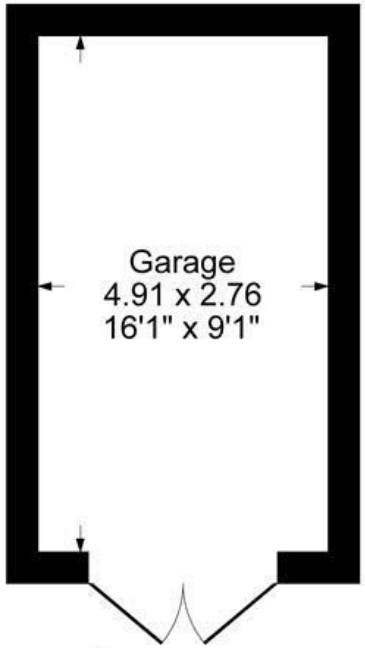
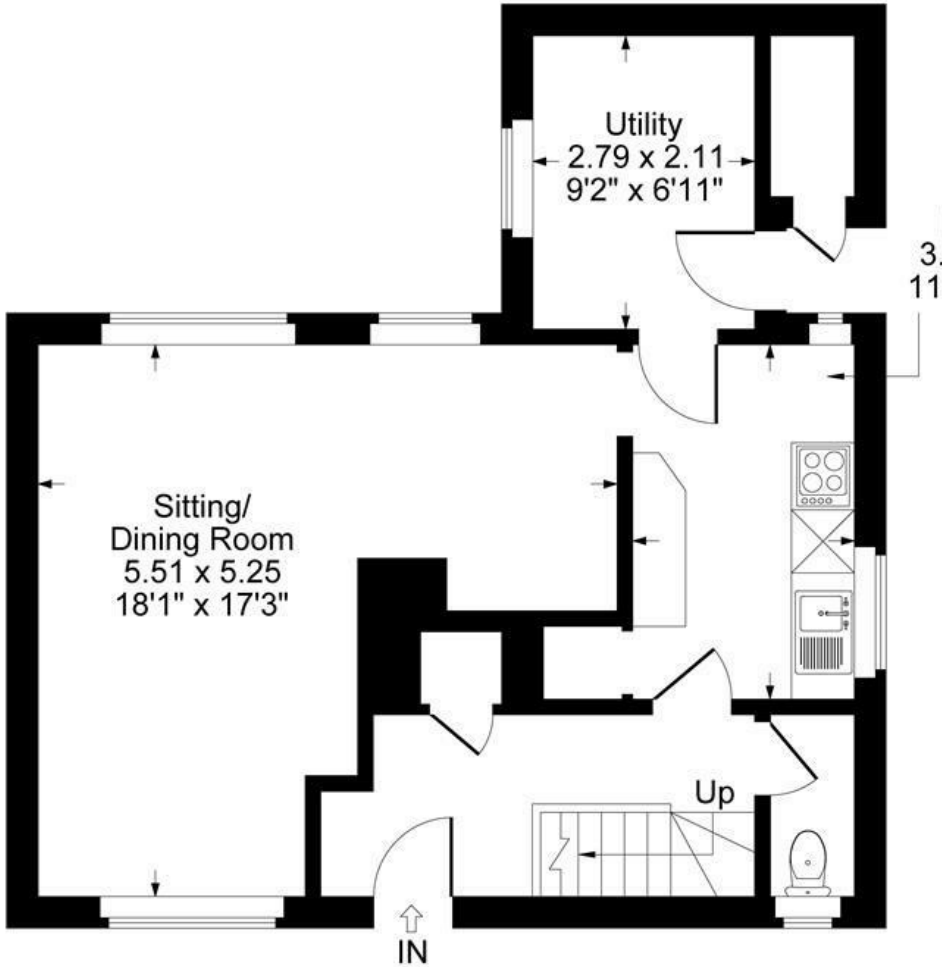
Approximate Gross Internal Area
Ground Floor = 48.44 sq m / 522 sq ft
First Floor = 40.79 sq m / 439 sq ft
Garage = 13.55 sq m / 146 sq ft
Total Area = 102.78 sq m / 1107 sq ft

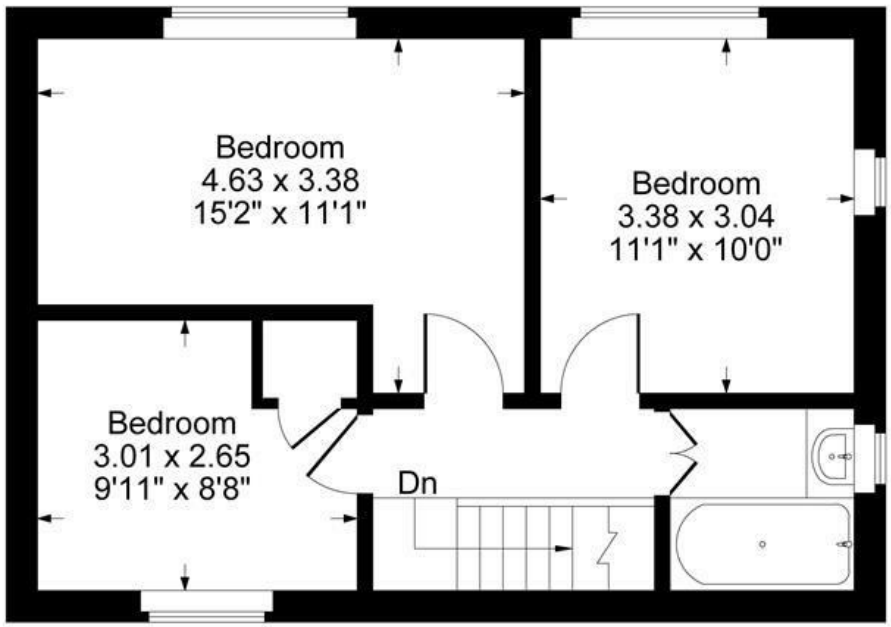
Illustration for identification purposes only,
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

The Property
Enter in to a spacious hallway which provides access to the principal ground floor accommodation. The sitting/dining room is a generous dual-purpose reception space, while the kitchen is fitted with a range of wall and base units, a stainless steel sink, space for a freestanding cooker, plumbing for a washing machine and space for a fridge/freezer.
To the rear of the property is a useful utility area and an external storage shed. Subject to any necessary consents, there is excellent scope to reconfigure the layout.
On the first floor are two well-proportioned double bedrooms, a single bedroom, a bathroom and access to a generous loft space, offering further storage potential.

Outside, the property enjoys a spacious enclosed rear garden, together with a detached brick-built garage with power and lighting. To the front, there is off-road parking.

*Please note that the original gas fire boiler has been disconnected. Hot water is currently supplied via an electric immersion heater, and there is presently no central heating system serving the radiators. A purchaser should therefore budget for the installation of a new heating system.

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.

Viewing arrangments
Strictly by appointment through the agent, Fairfax and Company, Charlbury. Tel: 01608 811146 Email: charlbury@fairfaxandcompany.co.uk.

Agents Notes
We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.

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

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