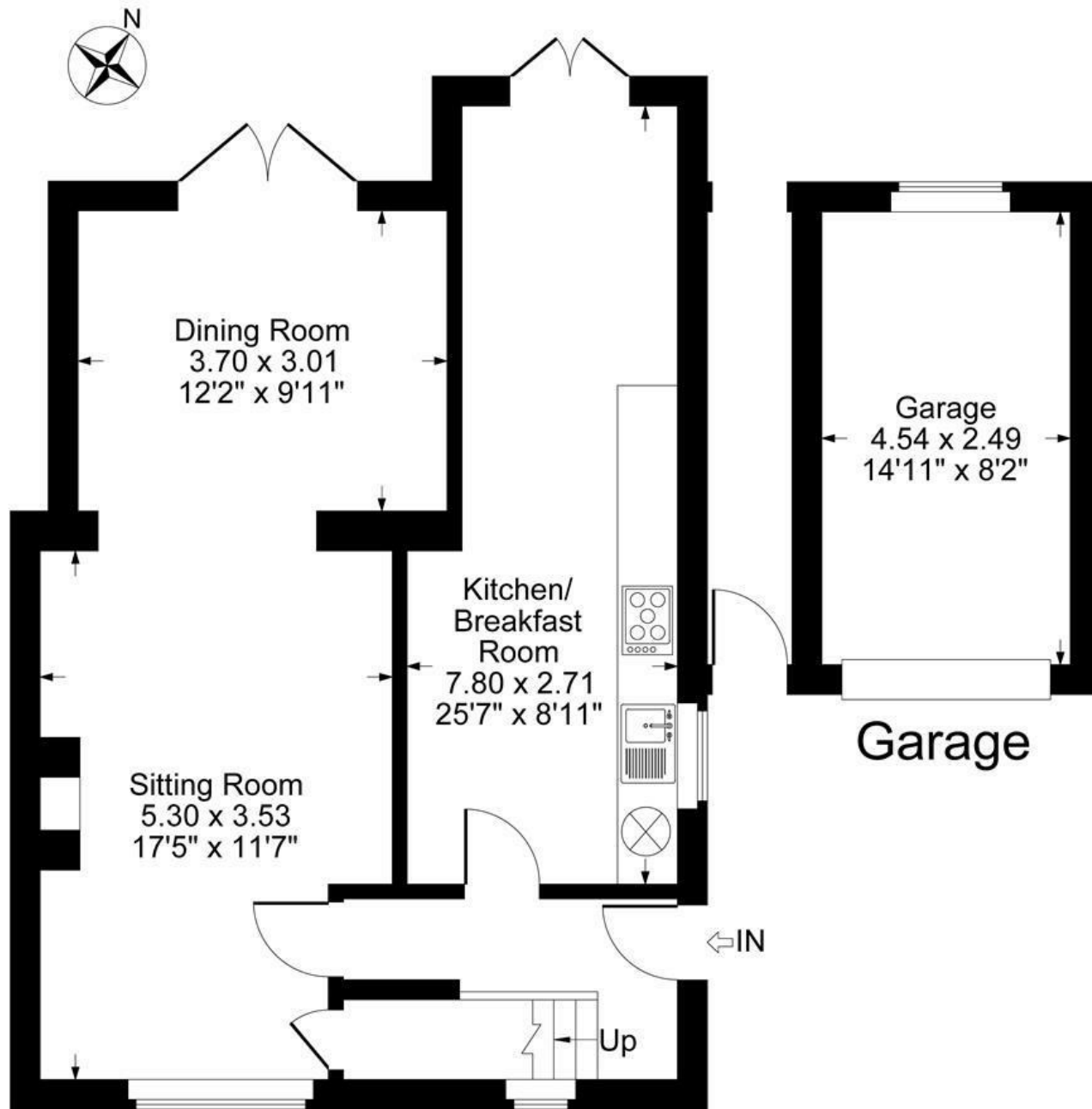


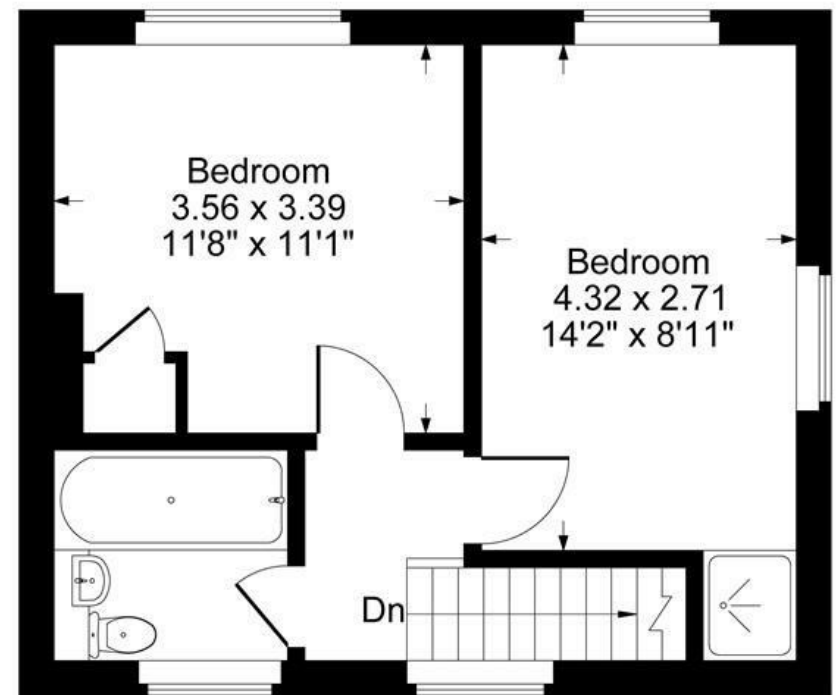


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ESTATE AGENTS

Nine Acres Lane, Charlbury



Ground Floor



First Floor

Approximate Gross Internal Area
 Ground Floor = 56.62 sq m / 610 sq ft
 First Floor = 33.86 sq m / 365 sq ft
 Garage = 11.30 sq m / 122 sq ft
 Total Area = 101.78 sq m / 1097 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

A two-bedroom semi-detached home enjoying far-reaching views across open countryside and towards the Wigwell Nature Reserve.

The property is entered via a hallway which leads through to the kitchen/breakfast room. This is a bright and practical space fitted with freestanding Habitat units and offering space for a fridge/freezer and washing machine, alongside a double sink. Appliances include a Neff oven with warming drawer and integrated microwave. There is room for a breakfast table, and double doors open directly onto the patio, taking full advantage of the outlook across the surrounding countryside.

The living/dining room is a particularly appealing room, benefiting from a front-to-back double aspect that allows for excellent natural light throughout the day. A log burning stove provides a focal point and adds warmth, while the rear of the room comfortably accommodates a large dining table. Double doors again open onto the patio and garden, framing the countryside views beyond.

Upstairs, there are two generous bedrooms and a bathroom. The principal bedroom enjoys a dual aspect and arguably the best views in the house, with the added convenience of a separate shower cubicle. The second bedroom is a good-sized double with a built-in cupboard providing useful storage.

Outside, the property offers driveway parking to the front for two vehicles, along with access to the single garage, fitted with an up-and-over door. A covered side alley provides access through to the rear garden.

The rear garden is a standout feature, with uninterrupted views over open countryside and towards the Wigwell Nature Reserve. The garden includes a patio area, lawn, planted borders and a selection of mature trees, offering a good degree of privacy. There is also a greenhouse and garden shed.

It is worth noting that several neighbouring properties on Nine Acres Lane have created a third bedroom within the loft space, subject to the necessary planning permissions and consents, offering potential for future extension.

Charlbury's town centre, mainline station (with direct services to London Paddington) and a range of independent shops, cafés and pubs are all within easy reach, while the surrounding countryside provides excellent walking and outdoor opportunities.

Viewing is highly recommended to appreciate the setting, views and potential on offer.

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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