

RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

OAK HOUSE
1 WYCHWOOD CLOSE | CHARLBURY





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OX7 3TB

*'a beautifully presented detached stone-built house which has
been tastefully renovated'*

Charlbury Railway Station (London Paddington from 75 minutes) 0.4 miles
Woodstock 7 miles | Soho Farmhouse 7 miles | Chipping Norton 8 miles
Burford 9 miles | Daylesford 11 miles | Oxford 13 miles
Oxford Parkway Station (London Marylebone from 56 minutes) 13 miles
all distances are approximate

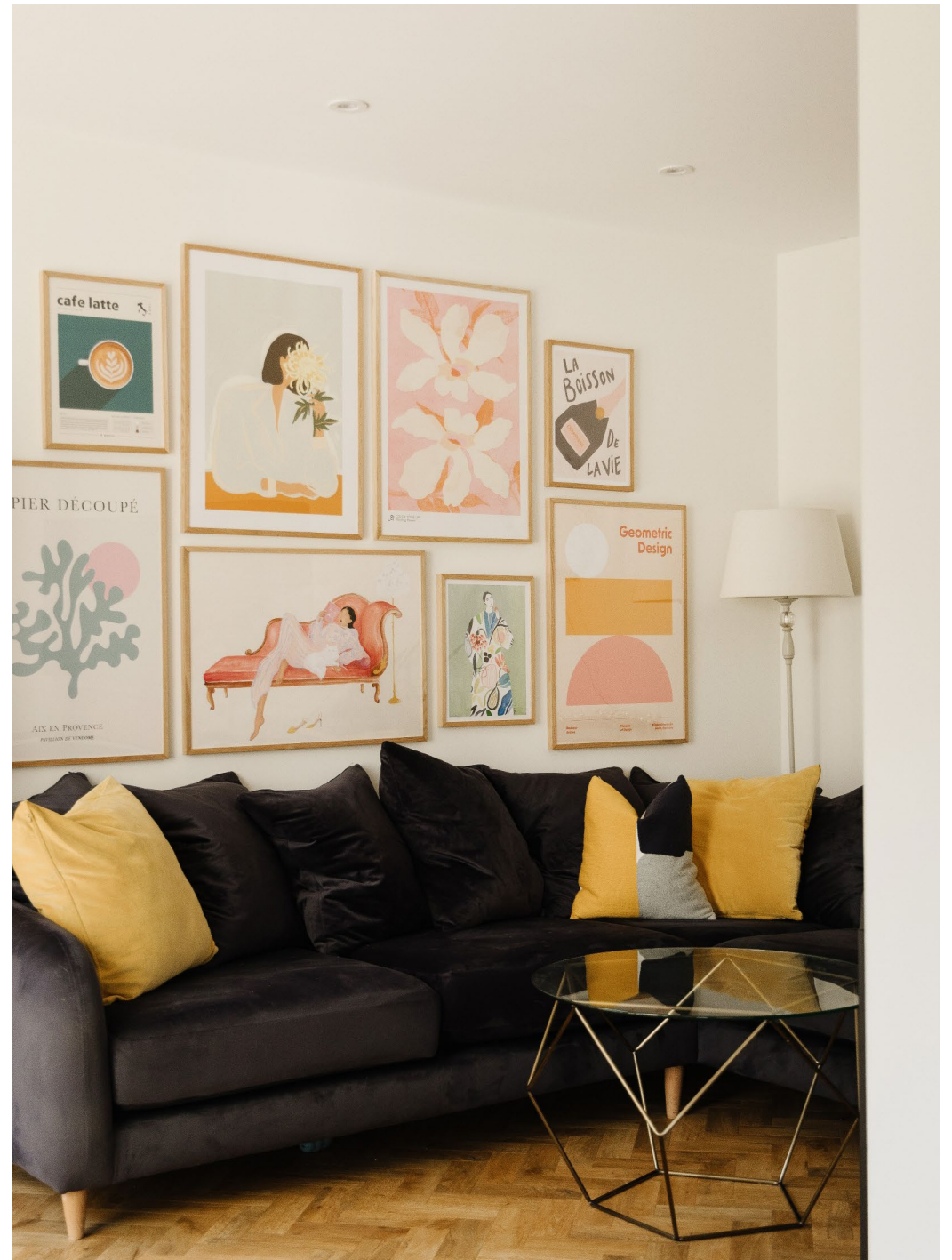
detached stone-built house | spacious hallway
double aspect reception room with wood burner | modern kitchen
dining room with bifold doors onto the garden | family room
further snug & study/gym | well-equipped boot room/utility room
newly fitted downstairs cloakroom | four double bedrooms | family bathroom
private rear garden | off street parking for two cars

the finer details

services Mains water, drainage and electricity. Gas central heating.
tenure & possession Freehold and offers vacant possession
fixtures & fittings May be acquired by separate negotiation
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band F
viewing arrangements By appointment with Radnor Martin
energy performance certificate Energy Performance rating – C
what three words ///restores.music.fuss

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description

A beautifully presented detached stone-built house which has been tastefully refurbished and modernised by the current owners and now provides an inviting, spacious and bright family home. Situated at the beginning of this small cul de sac of detached houses the property is ideally situated and just walking distance to all the local facilities of Charlbury. The centrally located entrance hall opens onto the spacious hallway leading to main double aspect reception room with wood burner, wonderful modern kitchen and dining room with bifold doors onto the garden, family room, further snug and study/gym and a well-equipped boot room/utility room with useful side access to the side of the house. There is also a newly fitted downstairs cloakroom and shower room. The first-floor galleried landing leads to four double bedrooms served by a modern family bathroom.

The property has been completely redecorated and renovated throughout, including new flooring, bathrooms, kitchen/utility and new double glazing throughout.

outside

There is a private rear walled garden with an attractive lawned area, mature trees, and paved terrace /dining area which leads back into the kitchen/dining room.

The front garden is paved and provides hard standing for two cars.

area

Charlbury is a picturesque, historic Cotswold market town located in an Area of Outstanding Natural Beauty. The town has several pre-school nurseries and an excellent primary school. There is a mainline railway station providing easy access to Oxford (20 minutes) and London (70 minutes). The town has many useful amenities, independent shops, medical services and eateries, including the popular Bull Inn.

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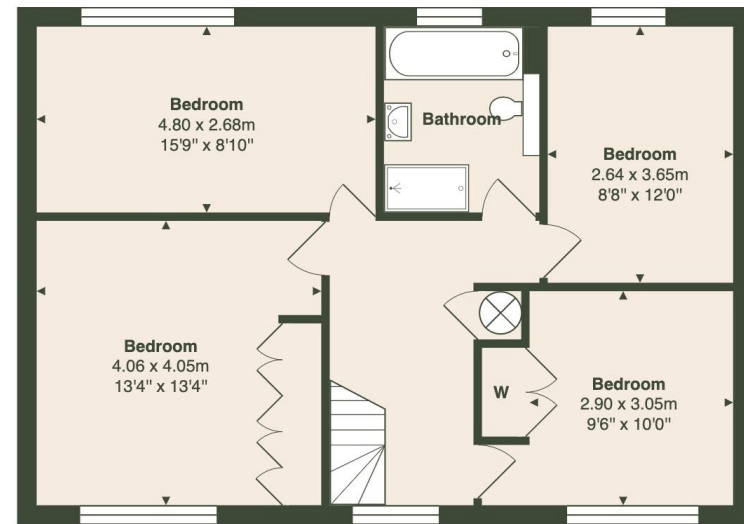








Ground Floor



First Floor



Approx. Gross Internal Area: 179.5 m² ... 1932 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

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