



Charlbury  
Oxfordshire

Mark David  
ESTATE AGENTS



## Charlbury, Oxfordshire

A substantial home in private grounds and located on the periphery of Charlbury in Area of Outstanding Natural Beauty, yet only 1.2 miles from Charlbury Train Station. Soho Farmhouse is located nearby.

This detached residence is set in a circa. one acre plot with superb views and offers fantastic scope to further develop the existing dwelling subject to planning approval.

The accommodation briefly comprises: Entrance Hall, Shower Room, Living Room, Dining Room, Kitchen/Breakfast Room, Utility Room, Orangery, Four Double Bedrooms all with Built-in Wardrobes, a further Bedroom/Study and Family Bathroom.

Charlbury is an historic and sought after market town set amongst attractive countryside, located midway between the Blenheim and Cornbury estates, with lovely countryside walks to be enjoyed along the nearby footpaths and bridleways. There is a thriving and vibrant community, with good facilities including a range of local shops, a medical centre, dental practice, veterinary surgery, library and a well-regarded primary school. Charlbury is particularly well placed for commuters, with the railway station providing a regular mainline train service to Oxford and London Paddington and junction 9 of the M40 is within easy reach. There is also good access to the wide range of excellent schools in Oxford, Woodstock, Witney and Abingdon.



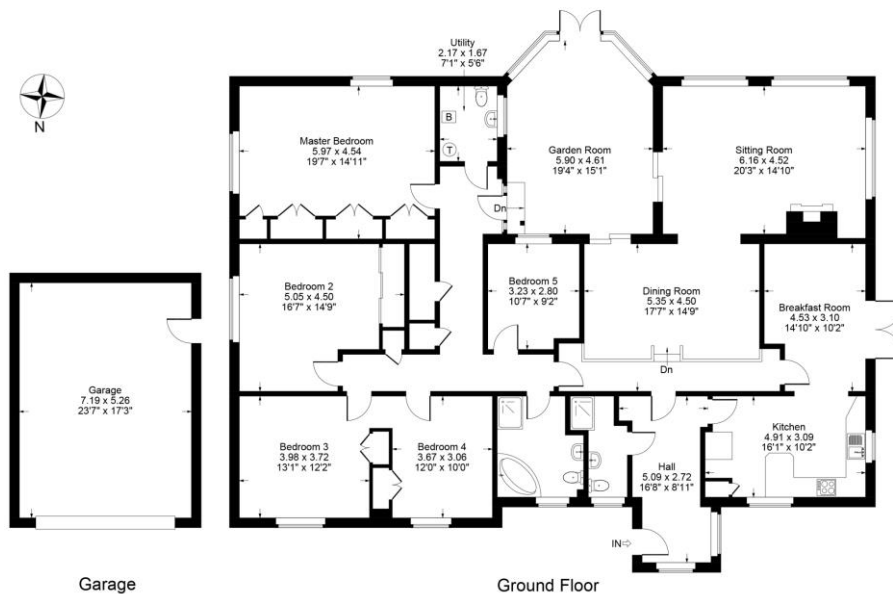




- Substantial Five Bedroom Detached Bungalow
- Circa. One Acre of Land
- Living Area with Open Fire Place
- Kitchen/Breakfast Room with French Doors to Rear Garden
- Separate Dining Room
- Orangery
- Gravelled Driveway with Parking for Several Vehicles
- Detached Double Garage
- Beautiful Rear Garden Backing on to Open Fields
- Outside Pergola Seating Area
- Outside Fire and Barbecue
- Quiet and Tranquil Setting



Guide Price: £885,000



Approximate Gross Internal Area = 254.32 sq m / 2737.47 sq ft  
 Garage = 37.81 sq m / 406.98 sq ft  
 Total Area = 292.13 sq m / 3144.45 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## Local Authority

West Oxfordshire District Council  
 01993 861000

## Tenure

Freehold

## Distances

### Road

Chipping Norton c. 6 miles  
 Woodstock c. 7 miles  
 Witney c. 8 miles  
 Burford c. 9 miles  
 Oxford c. 15 miles

### Rail

Charlbury to London Paddington c. 80 minutes  
 Kingham to London Paddington c. 90 minutes

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