


# Charlbury, Oxfordshire

# Charlbury, Oxfordshire.

A unique one-bedroom period first-floor maisonette located in the heart of this popular market town, just a 10-minute walk from Charlbury train station with direct services to Paddington, and within walking distance of all local amenities. The property has its own private entrance and staircase, and features an open-plan kitchen/sitting room with vaulted ceilings, as well as a separate bedroom with its own en-suite shower room.

Charlbury is a charming and characterful Cotswold village, nestled amid rolling countryside just a short drive from Chipping Norton. With its honey-coloured stone cottages, traditional pubs and welcoming community, Charlbury offers the perfect balance of rural tranquillity and everyday convenience. The village boasts a variety of local amenities including independent shops, cafés, a post office and a well-regarded primary school, while the surrounding landscape provides wonderful opportunities for walking, cycling and exploring the outdoors.

Despite its peaceful setting, Charlbury is well connected. There is a mainline railway station offering direct services to Oxford and London Paddington, making it ideal for commuters or weekend city trips. The nearby market towns of Chipping Norton, Woodstock and Burford are easily reached, providing additional shopping and leisure options. With its strong community spirit, beautiful surroundings and excellent transport links, Charlbury makes a delightful place to call home.













The Property Briefly Comprises of:

- First Floor Maisonette
- Well Presented Throughout
- Entrance Hall
- Living/Dining Area
- Modern Kitchen
- Bedroom
- En-Suite Shower Room
- Double Glazed Windows
- Vaulted Ceiling

Guide Price: £220,000









## Sheep Street Charlbury OX7 3RR

Approximate Gross Internal Area = 31.4 sq m / 339 sq ft

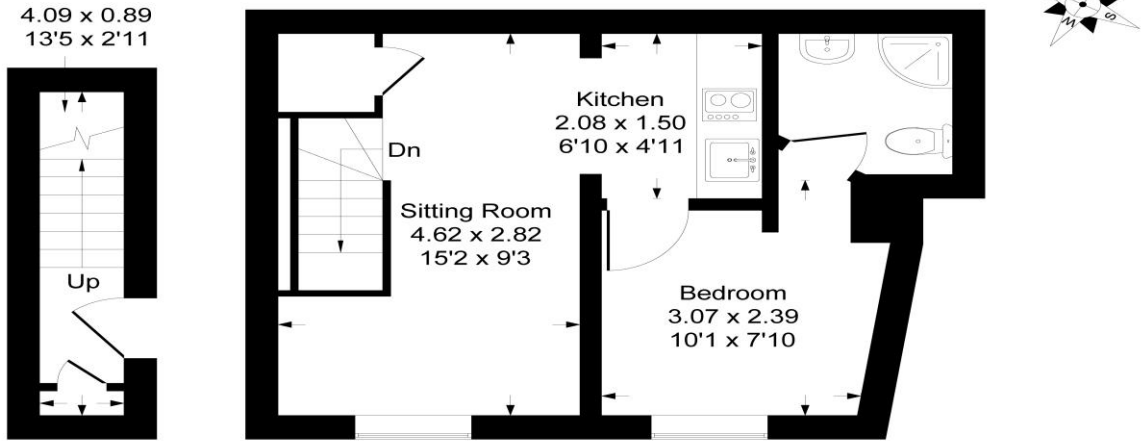



Illustration for identification purpose only, measurements approximate,and not to scale.

**Local Authority:** West Oxfordshire District Council

**Council Tax Band: A**

(Subject to change after completion)

**Tenure:** Leasehold

**Distances**
Chipping Norton 6 miles
Oxford 15 miles
Witney 8 miles
Soho Farmhouse 8.2 miles
Charlbury or Kingham to London, c. 1 hour

**Buyers Purchase Fee:**
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.


Mark David
ESTATE AGENTS
Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire
OX7 5NA
Tel: 01608 644944
Email: chippingnorton@mark-david.co.uk
www.mark-david.co.uk



**Important Notice**
Mark David Estate Agents for themselves and their clients give notice that:-
1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.