



Sturt Road, Charlbury

23 Sturt Road

Charlbury OX7 3SX

£375,000

Guide Price



Agent's Comment

"A superb opportunity to enjoy life in this vibrant market town with its local shops, school and excellent rail and bus links"

Occupying a prime spot close to the heart of this desirable town a delightful family home offering spacious living accommodation and generous garden. Charlbury is surrounded by open countryside and is a thriving community with the added benefit of a main rail link to London.

The good size sitting room with feature fireplace and stove has space for family dining and flows to the conservatory which is a great spot to enjoy sunny days but has a stove to enjoy all year round. The kitchen is fitted with a range of units with utility and cloakroom just off. A second reception room completes the ground floor. There are three bedrooms and family bathroom to the first floor.

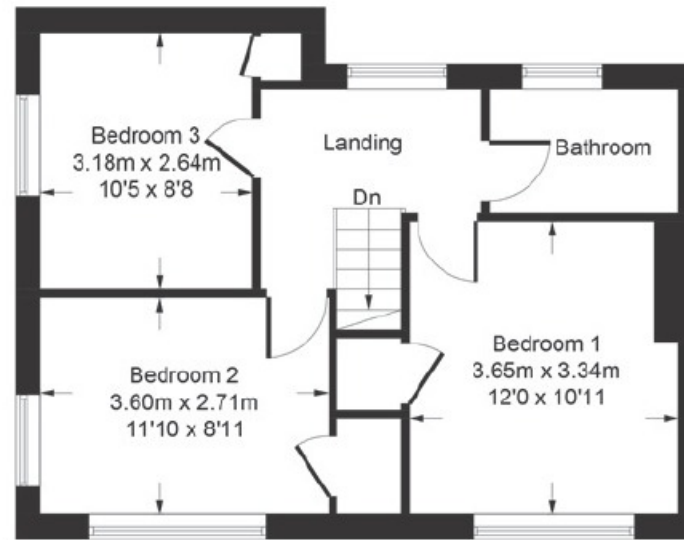
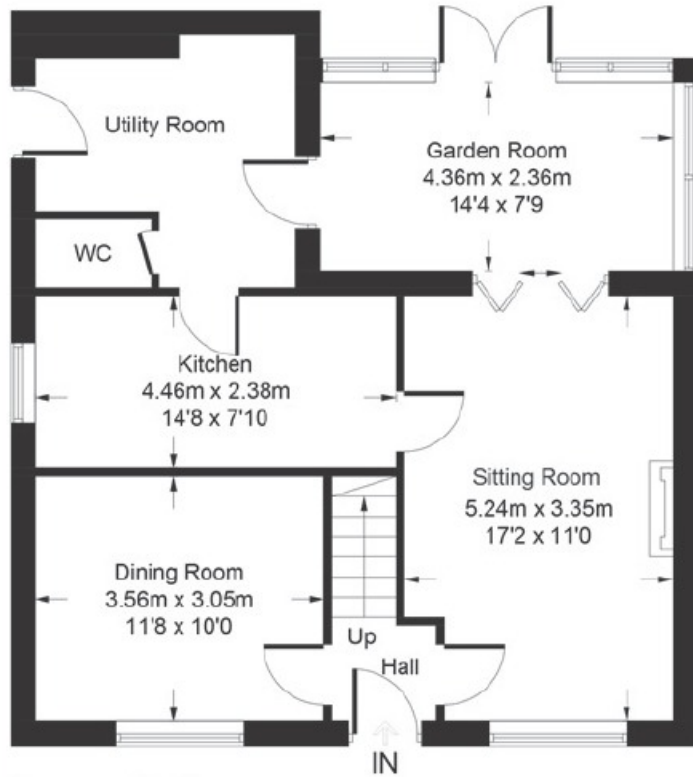
Set back from the road the front garden is laid to lawn with a stone wall and the driveway provides private, off-road parking and leads to the garage. Externally, the generous rear garden affords a good degree of privacy and is laid mainly to lawn with paved patio area ideal for alfresco dining. A fabulous opportunity to make this home your own and enjoy village living.





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Approximate Gross Internal Area = 109.0 sq m / 1,173 sq ft



Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



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Council Tax Band:

Band C - £1959.03

Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Low energy efficiency - higher running costs	G		
Very low energy efficiency - highest running costs			
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