Property

Hoarstone Cottage is located on the edge of this thriving market town, yet close to the centre of town and only a short walk to the mainline train station. The main house, built in 1862, has had a double extension and has been refurbished to a high standard throughout. The ground floor accommodation comprises of an entrance porch with a cloak cupboard and two good sized reception rooms. The dining room has dual aspect windows and a feature stone fireplace with a wood burner and the sitting room has a feature exposed stone wall and french patio door that leads out onto the garden terrace. The bespoke kitchen is fully fitted with attractive Chinese slate tiled flooring and has an integral electric oven, fridge freezer, dishwasher, water softener and four ring gas hob. From the kitchen a door leads to a separate cloakroom and a utility room which has a wall mounted gas fired boiler and plumbing for washing machine and tumble dryer. From the hallway steps lead down into a good sized cellar.

On the first floor there is access to the loft space, three good sized double bedrooms, a smaller fourth bedroom and the family bathroom.

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 20 minutes, London Paddington 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 distant by road.

Tenure

Freehold

EPC Rating

D 56

Local Authority

West Oxfordshire District Council

Council tax

Band F Amount Payable £2672.57 per annum.

Agents Notes

We have not tested equipment, appliances and services to the property. You are advised to consult your legal representative in connection with all matters relating to the contract for sale and legal title of the property.

Viewing arrangements

Strictly by appointment through the agent, Fairfax and Company, Charlbury. Tel: 01608 811146 Email: charlbury@fairfaxandcompany.co.uk.