



Charlbury,  
Chipping Norton, Oxfordshire

## Charlbury, Chipping Norton, Oxfordshire

---

Two double-bedroom, Cotswold stone terraced property, tucked away in a great central location on the edge of this purpose-built retirement development for the over 55's.

This wonderful property benefits from a private rear garden and garage.

Charlbury is a thriving market town mid-way between Burford and Chipping Norton. This active community benefits from a mainline train station, post office, four public houses, two convenience stores, a deli/cafe, primary school, vets, dentist, active organisations and societies; there is even a museum. The town is surrounded by the breath-taking estates of Cornbury Park, Ditchley Park and Blenheim, all within easy walking distance.





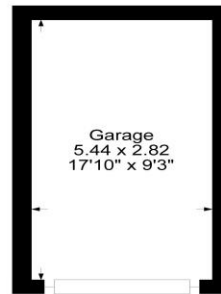
## The Property Briefly Comprises of:

- Situated in the heart of the town centre
- Entrance Hall
- Cloakroom
- Kitchen
- Sitting Room
- Dining Room
- Conservatory
- Bedroom with en-suite shower room
- Further double bedroom
- Bathroom
- Rear garden
- Communal gardens and heated indoor pool
- Private development for over 55's

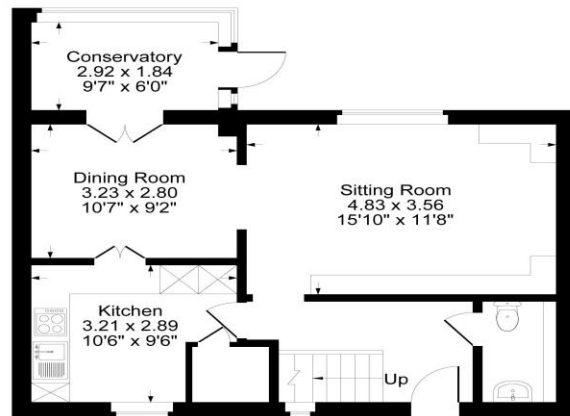
Guide Price: £515,000



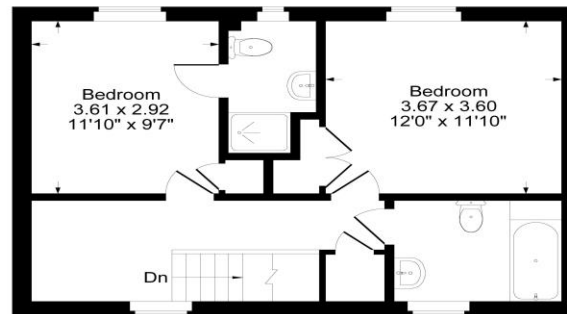
Approximate Gross Internal Area  
 Ground Floor = 53.91 sq m / 580 sq ft  
 First Floor = 48.53 sq m / 522 sq ft  
 Garage = 15.34 sq m / 165 sq ft  
 Total Area = 117.78 sq m / 1267 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

**Local Authority:**  
 West Oxfordshire District Council

**Council Tax Band:** E

(Subject to change after completion)

**Tenure:**  
 Leasehold 999 years from 1999

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

**Mark David**  
 ESTATE AGENTS  
 Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire  
 OX7 5NA  
 Tel: 01608 644944  
 Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)  
[www.mark-david.co.uk](http://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 travelling some distance.