



**LEECHADWICK**  
SOLICITORS LLP  
& ESTATE AGENTS



**Woodfield Drive Charlbury**

**Price £425,000**

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Local Authority: West Oxfordshire District Council

Council Tax Band: D for 2022/2023

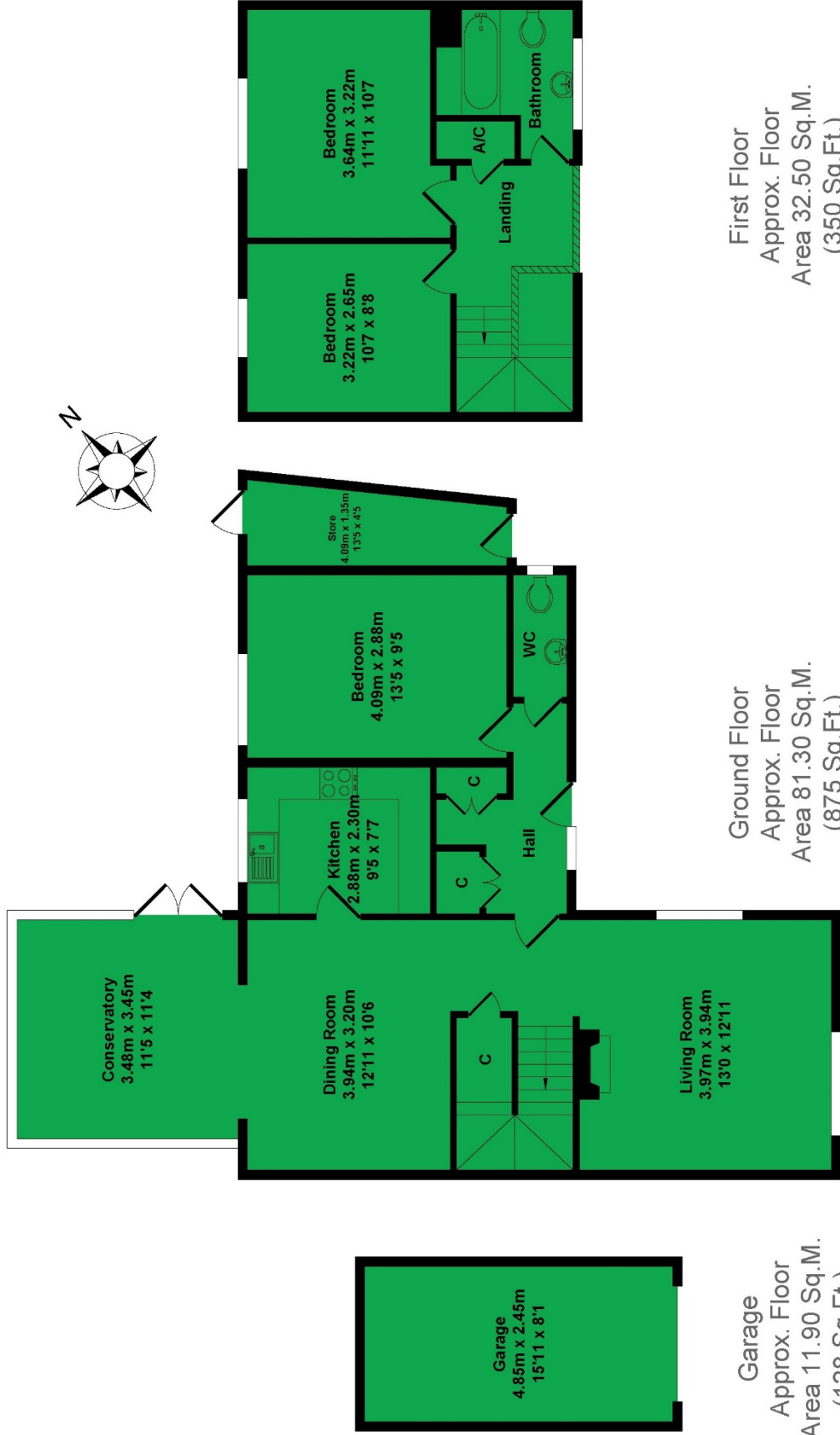
Tenure: Freehold

A Spacious 3 Bedroom Link Detached House with Conservatory and Vaulted Scandinavian Style Sitting Room with Cotswold Stone Fireplace in a Popular Location in the small town of Charlbury sold with No Onward Chain.

The property comprises:

- Entrance Hall
- Fitted Kitchen
- Three bedrooms
- Vaulted Scandinavian Style Sitting Room and Fireplace
- Bathroom and Cloakroom
- Conservatory
- Solar Panels providing a good saving on electricity bills/EPC level C
- Pure Water System
- Driveway Parking and Garage in block
- Secluded Garden with Decking Area and Storage Shed and Store
- No Onward Chain





First Floor  
 Approx. Floor  
 Area 32.50 Sq.M.  
 (350 Sq.Ft.)

Ground Floor  
 Approx. Floor  
 Area 81.30 Sq.M.  
 (875 Sq.Ft.)

Garage  
 Approx. Floor  
 Area 11.90 Sq.M.  
 (128 Sq.Ft.)

Total Approx. Floor Area 1353 Sq.Ft. (125.70 Sq.M.)











Charlbury is a bustling, pretty town in the Cotswolds just a short distance from the market town of Chipping Norton. With its own train station with connections to Oxford and London just a short walk from the town centre Charlbury is well connected but with a rural feel surrounded by the Cotswold countryside. Served by local shops, welcoming pubs and good schools nearby it is perfect for walking, cycling and family life.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/STA