



CARTREFF, HIXET WOOD

CHARLBURY OX7 3SB



Cartreff, Hixet Wood

Charlbury OX7 3SB

Breckon & Breckon
est.1947

GUIDE PRICE £375,000



Tucked away in the heart of this desirable market town, Cartreff is a two-bedroom home set at the end of its own private path. In the same ownership for over 20 years this super property is ready for the new owner's stamp. The spacious accommodation includes a sitting room with log-burning stove and alcove shelving either side and log store with stone surround. A separate dining room enjoys a window overlooking the garden and the kitchen is fitted with range of units with integrated appliances including an oven and hob. A door provides access to the garden.

Externally, the garden is home to a large pond but this could potentially be restored to a lawned garden if so desired. There are two greenhouses ideal for the budding grower and pedestrian side access leads around to the front of the property. A superb opportunity to acquire a home in this thriving town with its vast array of amenities and beautiful surrounding countryside.

AGENTS COMMENT

Charlbury is a highly desirable town and Cartreff is a superb opportunity to enjoy all the amenities it has to offer along with the delightful surrounding countryside.

 **2**  **2**  **1**

 **Enclosed**





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Approximate Gross Internal Area = 81.09 sq.m / 873 sq.ft

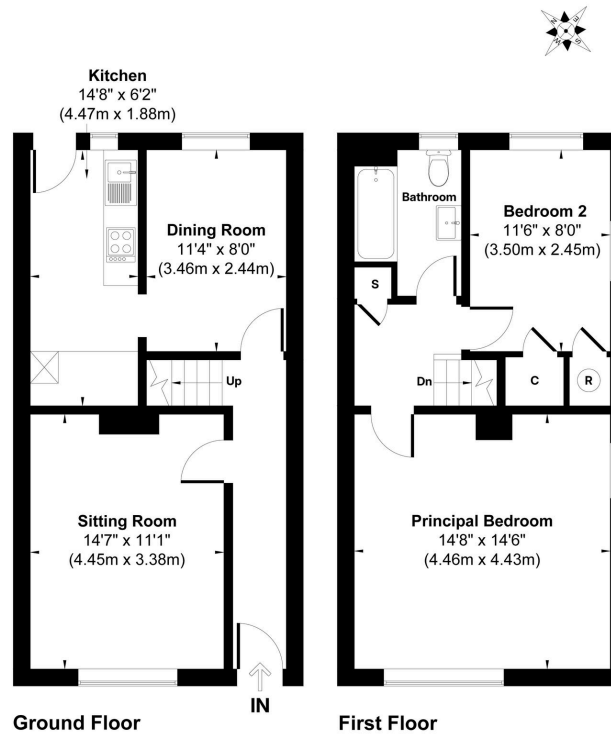


Illustration for identification purpose only, measurements approximate and not to scale.

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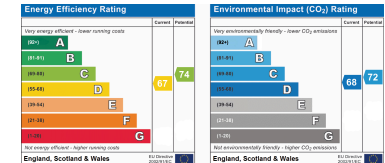
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John Bower Local Director

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Council Tax
Band D - £2,431.30

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