

established 200 years

Taylor & Fletcher



3 Wychwood House, Enstone Road
Charlbury, OX7 3QR
Guide Price £345,000



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Welcome to 3, Wychwood House, a beautifully modernised two bedroom flat conversion located on the charming Enstone Road in Charlbury. This stunning property is thoughtfully arranged over two floors, offering a spacious and inviting atmosphere.

Viewing is highly recommended.

LOCATION

Charlbury is an attractive market town set on the edge of the Cotswolds with a good range of amenities including a co-operative supermarket, medical centre, veterinary surgery, library, pharmacy, public houses including the highly rated Bull & the Bell, and a large green/open space. It is also well known for its main line station with regular train services to London (Paddington) which takes 1 hour and 10 minutes. Charlbury is conveniently placed for access to other centres such as Chipping Norton (8 miles), Burford (9 miles), Oxford (18 miles) and Stratford-upon-Avon (30 miles).

ACCOMMODATION

A beautifully modernised and well presented 2 bedroom apartment set over two floors positioned in this fine Cotswold Stone property with views over the established communal gardens and Cornbury Park.

As you enter, you will be greeted by a delightful reception room that showcases the flat's period features, blending classic elegance with contemporary style. The two well-proportioned bedrooms provide ample space for relaxation, while the modern bathroom is designed for both comfort and convenience.

One of the standout features of this property is the breath-taking views over

Cornbury Park, allowing you to enjoy the beauty of the surrounding countryside from the comfort of your home. The combination of modern amenities and period charm makes this flat a truly unique offering in the heart of Charlbury.

FIRST FLOOR

Entrance lobby with stairs rising to first floor and door to communal gardens.

Entrance hall - light, bright and spacious with coved ceiling, wooden floors, a deep storage cupboard, entry security phone and door to boiler cupboard with Ideal gas fired central heating boiler, wall mounted fuse box.

Lounge- small window and timber door leading to a dual aspect spacious lounge with a deep bay window and large timber frame sash windows with shutters and stunning views, open fireplace with decorative outer surround and mantle, wooden floors, 2 wall light points and coved high ceiling.

Kitchen - bespoke fitted kitchen with quartz worktops and belfast sink. Timber sash window with views.

Bathroom- with timber panelled bath with shower over. Low level WC, basin, opaque timber frame sash window.

Double bedroom - High ceilings creating a light and bright space with two sash





windows with views.

From the hall, stairs with painted timber treads and hand rail rise to the second floor.

SECOND FLOOR

Double bedroom - a lovely bright room with 2 double glazed Velux rooflights with far reaching views over Charlbury to Cornbury Park. The room also has a set of useful built in wardrobes.

OUTSIDE

Residents have access to beautifully maintained communal gardens, and benefit from one allocated parking space per property located within the gravel drive to the front of the building. There is also ample visitor parking. Residents have access to shared basement storage and a bicycle store.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

TENURE

The property is Leasehold.

999 year lease which commenced in 1991.

On purchasing the flat in Wychwood House, owners become a member of Wychwood House Management Company and are entitled to a vote in all matters.

COUNCIL TAX

Council Tax band D. Rate Payable for 2026/ 2027 £2,544.99 per annum.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 1NB | 01993 702944

FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale.

Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

VIEWING

Viewing is via the sole agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

SERVICE CHARGES

Service Charge: £2496 per annum for the year 2026/2027
Ground Rent: £0

AGENTS NOTE

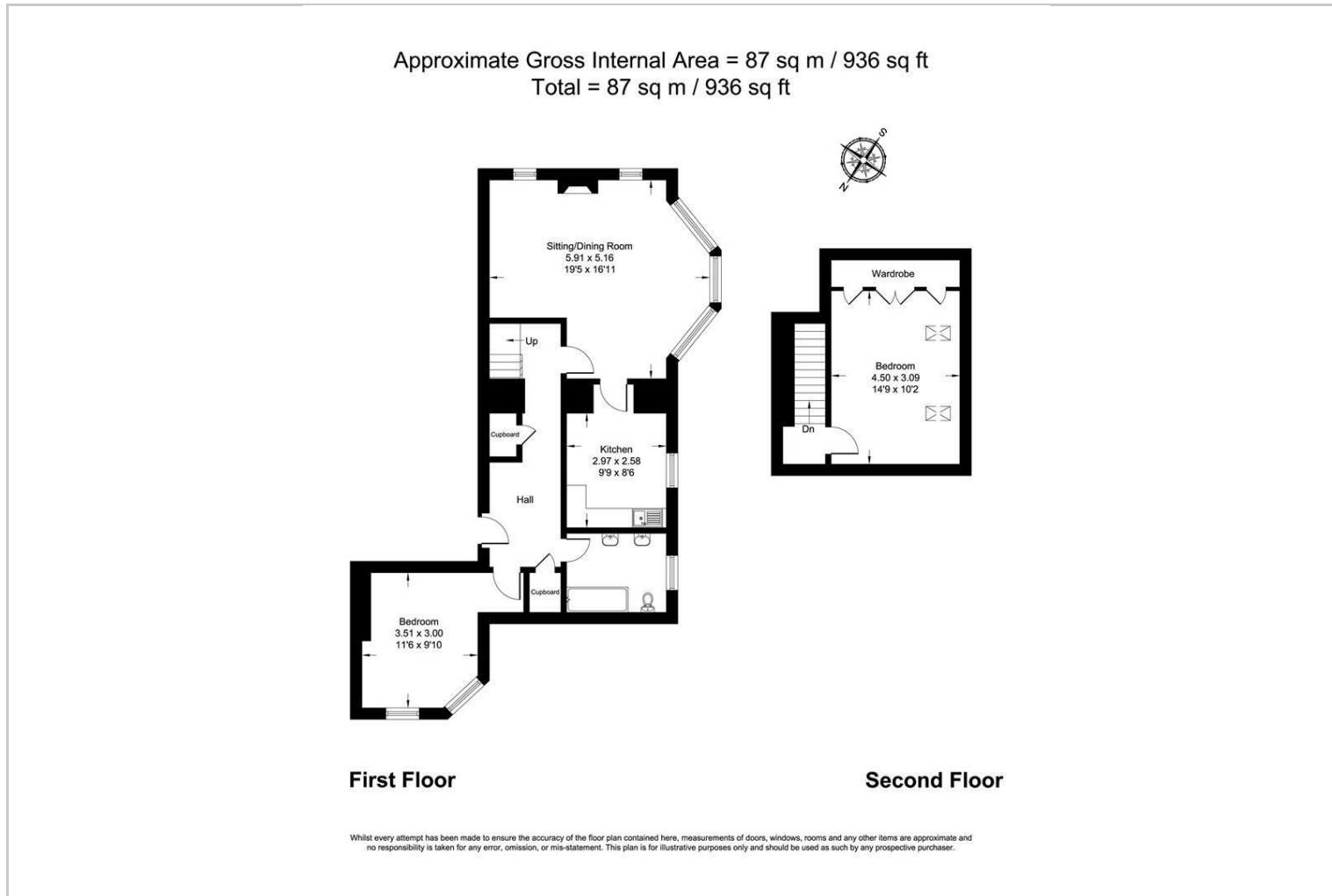
No pets unless approved by the management company.

INTERNET

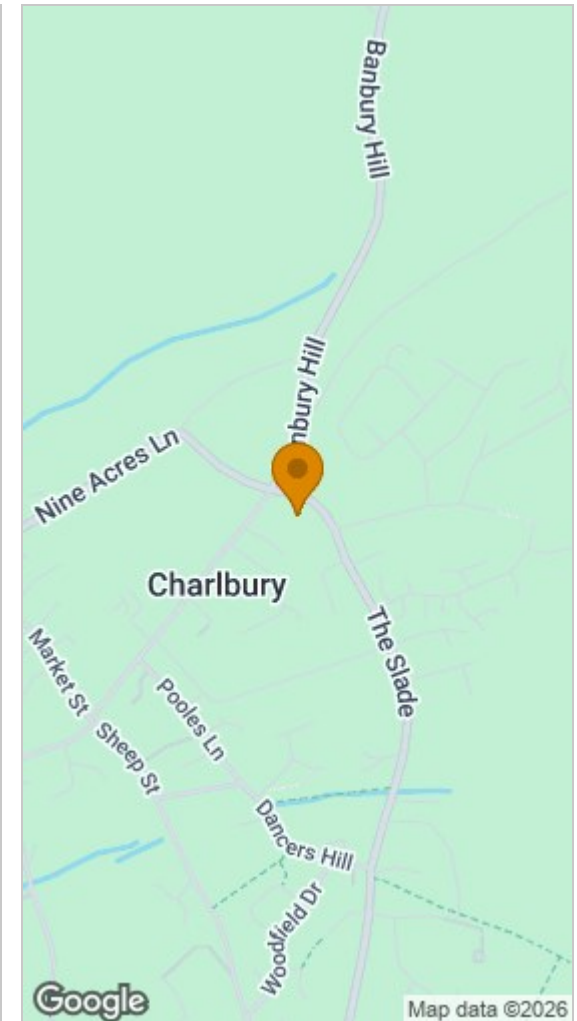
Ultrafast with 1000 Mbps



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

