



CONVERTED FIRE STATION IN COTSWOLD MARKET TOWN

THE OLD FIRE STATION, BROWNS LANE, CHARLBURY, OXFORDSHIRE, OX7 3QW



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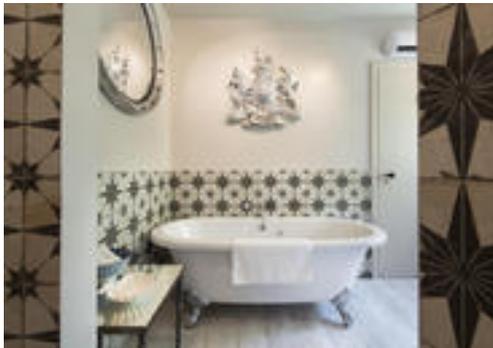
2 reception rooms ♦ kitchen/dining room ♦
2/3 bedrooms ♦ 2 baths ♦ cloakroom ♦
courtyard garden ♦ EPC rating = C

Situation

Situated in West Oxfordshire, between Woodstock and Chipping Norton, Charlbury is a historic Cotswold market town in an Area of Outstanding Natural Beauty. With a thriving community, amenities include local shops, doctors, primary school, three public houses and a coffee shop. Charlbury mainline station provides a regular service to Oxford and London Paddington. The M40 (J9) is about 15 miles away.

Directions

Leave Oxford on the A44 northwards. Proceed through Woodstock and turn left onto the B4022 to Charlbury. On entering Charlbury at the junction known as Fiveways, proceed straight over as signed to town centre and Chipping Norton. At the next junction, turn left on Enstone Road into the centre. The Old Fire Station will be found on the right a short distance after the Co-op supermarket where Enstone Road becomes Browns Lane.



Description

Situated in a conservation area in the heart of the town, The Old Fire Station is believed to have been a fire station until the 1970's and was converted to a residential dwelling in 2017. Extended and entirely restored, with attention to detail and quality throughout, the property benefits from new wiring, plumbing, and heating system. With immense charm and character, accommodation has been well conceived. The large reception room has exposed stone walls, fireplace with wood burner, roof lantern and French doors to the courtyard garden. The TV room/study could alternatively be used as a third bedroom depending on needs. The shaker style kitchen with integrated appliances, is open plan to the dining area. There is a ground floor bathroom and separate W.C. On the first floor two double bedrooms are accessed by separate stairs, both have vaulted ceilings with exposed timbers and the main bedroom has a stylish roll top bath with separate W.C. Outside, there is a delightful courtyard garden with hornbeam, wisteria and roses. There is pedestrian side access with covered walkway, handy for storing bins and bikes. Mains water, gas and electricity.

Tenure:

Freehold

Local Authority:

West Oxfordshire District Council

Viewing:

Strictly by appointment with Savills



The Old Fire Station, Browns Lane, Charlbury OX7 3QW
 Approx. Gross Internal Area:- 123.60 sq.m. 1330 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ Denotes restricted head height
 www.dmpphotography.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	