



SPELLWOOD

CHARLBURY, CHIPPING NORTON, OXFORDSHIRE

A stunning Cotswold home which beautifully blends traditional Cotswold stone, oak, and glass, offering a harmonious balance of rustic charm and contemporary design. Perfect as a family home or weekend retreat.

Ground Floor: Entrance hall • Kitchen/breakfast room
Sitting room, Family room • Reception room
Cloakroom • WC and Guest bedroom

First Floor: Principal bedroom with ensuite bathroom and dressing room • Mezzanine area/playroom/office
Two further double bedrooms (one ensuite) • Family bathroom

Outside: Ample off street parking • Extensive gardens

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DESCRIPTION

Spellwood is tucked away in the popular market town of Charlbury. The property has been lovingly refurbished and extended by its current owners to a high standard throughout. Inside, the living spaces are bright and airy, with high ceilings and an abundance of glass with views over the surrounding countryside gardens. The kitchen, dining, and living areas are perfect for family gatherings and entertaining, with sleek modern fittings.

The extension includes a spacious family room with direct access to the garden, providing a seamless connection between the interior and outdoor space. The garden itself is beautifully landscaped, offering a mix of lawn, patio areas, and mature trees, ideal for both relaxation and outdoor dining.

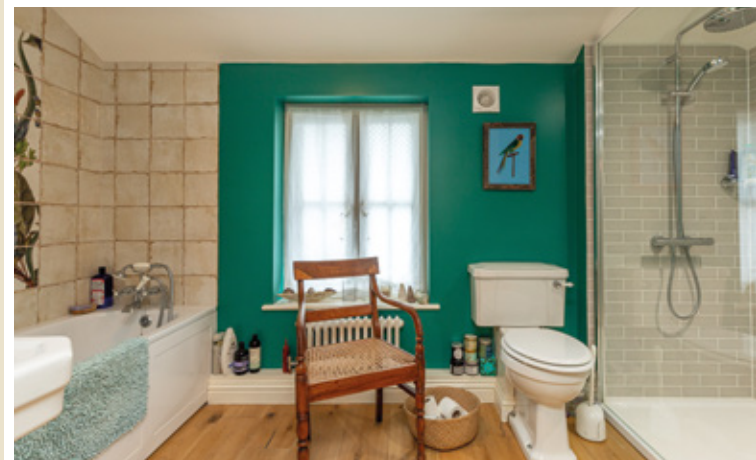
Upstairs, the home features three generously sized bedrooms with their own bathrooms, including a principle suite with an en-suite bathroom and walk in wardrobe. Large windows offer breathtaking views of the surrounding Cotswold landscape, enhancing the sense of tranquillity and openness.

The property also benefits from approved planning permission for a carport with annex room above.

The location is within walking distance of Charlbury's market town centre with shops, primary school, pubs and the mainline railway station. This exceptional home is an ideal choice for those seeking a blend of rural charm and modern convenience.

SITUATION

Charlbury is a hugely popular historic Cotswold market town, overlooking the beautiful Wychwood Forest in the Evenlode Valley, in the Cotswold Area of Outstanding Natural Beauty. Named by the Sunday Times as one of the best places to live in 2021, Charlbury offers an excellent range of facilities, including a deli, cafes, pharmacy, medical centre, dentist, vets, barber, beauty salon, gift shop, Coop with Post office, supermarket, and two iconic pubs - The Bell and The Bull. Charlbury offers many sports and social facilities including a library and a community centre with sports hall and tennis courts. It hosts an annual beer festival, the Riverside Festival, and is the home to the Wilderness Festival which takes place in the stunning Cornbury Park on the edge of Charlbury. Estelle Manor, Soho Farmhouse, Daylesford and Bicester Village are only a short drive away.





More comprehensive shopping and cultural facilities can also be found locally in Witney, Woodstock, Oxford and Banbury.

Outstanding walking, cycling and riding along a network of easily accessible footpaths, bridleways and byways. Road links are excellent to London with the A44 via Woodstock and Oxford to the M40. Charlbury has mainline railway links with Oxford, London, Worcester and Birmingham, with the station less than a ten minute walk from the house.

SERVICES

Mains water, electricity and shared private drainage. Roof integrated solar slates are fitted. Gigaclear broadband available in the village. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council, Church Green, Witney, Oxfordshire. T 01993 861000 W westoxon.gov.uk

COUNCIL TAX: Band F

VIEWINGS

Please telephone Butler Sherborn, Burford Office T 01993 822325 or The London Office T 0207 839 0888. E Bur@butlersherborn.co.uk





Ground Floor



First Floor

Approx. Gross Internal Area: 283.2 m² ... 3048 ft² (excluding void)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such.
Drawn by E8 Property Services. www.e8ps.co.uk

DIRECTIONS (OX7 3LP)

From Charlbury station, drive into the village of Charlbury and turn left onto Dyers Hill. Follow the road along Pound Hill onto Spelsbury Road and you will see the turning to Spellwood on the right up a private shared drive.

what3words: ///documents.rides.pitching



Pubs

The Bull, Charlbury – 0.5 miles
The Bell, Charlbury – 0.5 miles
Rose & Crown, Charlbury 0.5 miles



Schools

Charlbury Primary School, Charlbury – 0.8 miles
Cokethorpe School Witney – 12.1 miles



Train station

Charlbury – 0.6 miles



Member Clubs

Estelle Manor – 7.0 miles
Soho Farmhouse – 8.7 miles
The Club by Bamford – 11 miles

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