

# 3 Lees Heights

Charlbury, OX7







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Town centre and Charlbury Station (London Paddington 75 mins) 0.5 miles  
Chipping Norton 6 miles, Woodstock 6 miles, Witney 6 miles, Soho Farmhouse 9 miles,  
Daylesford Organic Farm Shop 12 miles, Oxford 16 miles (London Paddington 55 mins)  
Heathrow 63 miles, London 70 miles  
(all times and distances are approximate)

Contemporary detached house with  
a stunning open plan living room in  
Charlbury.

Entrance Hall | Magnificent open plan living room and kitchen | Sitting room | Study

Five bedrooms | Three bathrooms | Cloakroom

Integral double garage | Studio | Shed | Greenhouse



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A fine detached house of over 3000 sq ft with five spacious bedrooms, three bathrooms, and wonderful reception rooms. The house has been thoughtfully extended and re-imagined to create a highly functional and energy efficient family home.

The house features a truly exceptional open plan living area spanning approximately 36 ft in length and is 28 ft wide. The room benefits from a large wood burner, which also contributes to the heating system. There is a newly fitted handmade kitchen, wide-plank oak flooring, and triple glazed sliding doors leading out to the garden. Also on the ground floor is a sitting room and study. The bedrooms are all well-proportioned and benefit from two en-suite shower rooms as well as the family bathroom.

To the front of the house is generous driveway parking and access to the integral double garage through electric operated doors. The gardens wraps around the front, side and back of the house and are surrounded by mature trees and shrubs making it very private. There is a patio area, hot tub and vegetable garden. There is a well insulated studio with power and lighting and a spacious shed.









## Situation

Charlbury is one of the most popular market towns in West Oxfordshire. Surrounded by beautiful Cotswold countryside and benefiting from its own mainline railway station, it is attractive to both local families and commuters. Charlbury has a strong and thriving community, with a selection of local shops and public houses together with a doctor, vet and dentist surgery. More comprehensive amenities are available in the nearby market towns of Witney, Chipping Norton and Oxford. The renowned Soho Farmhouse, Daylesford Organic and Bicester Outlet Village are also within striking distance.

There is an excellent choice of schools in the area including: Cokethorpe near Witney, Kitebrook near Moreton-in-Marsh, with the Oxford schools also very accessible including: The Dragon School, Summer Fields, St. Edward's School, Oxford High School and Headington. Further afield but within easy reach are Radley College near Abingdon, Abingdon School and Tudor Hall near Banbury. Oxford is home to the world renowned university and there is a major centre with all the corresponding recreational facilities.

Recreational opportunities in the area are extensive: with golf courses at Chipping Norton, Burford and Lyneham, The Heythrop Country Club and Spa is within striking distance. The surrounding countryside provides delightful walking and riding.

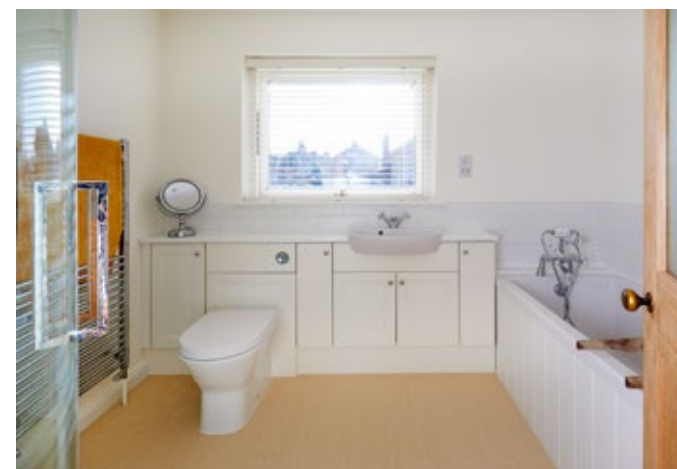
There is a regular train service from Charlbury to London Paddington via Oxford city, whilst the A44 provides fast access to Oxford, the M40 and Birmingham.

## Local Authority

West Oxfordshire District Council.

## Viewings

Strictly by appointment through Knight Frank. Please call 01865 790077.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Approximate Gross Internal Area  
Ground Floor = 158.4 sq m / 1,960 sq ft  
(Including Garage)  
First Floor = 109.4 sq m / 1,178 sq ft  
Outbuildings = 31 sq m / 334 sq ft  
Total = 298.8 sq m / 3,472 sq ft



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)



Connecting people & property, perfectly.

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