

MERCHANT HOUSE

GUIDE PRICE

£1,250,000



A beautifully renovated, attached town house in the ever popular Cotswold town of Charlbury

ADDRESS Merchant House
Sheep Street
Charlbury
Chipping Norton
OX7 3RR

LOCAL The Bull Inn, Charlbury
Rose & Crown, Charlbury
Soho Farmhouse

TOWNS & TRAIN STATIONS Chipping Norton 6.5 miles
Witney 6 miles
Burford 9.5 miles
Oxford 15 miles
Charlbury Station 0.4 mile ⇌
London Paddington from 67 mins
Oxford from 15 mins

THE
COUNTRY
HOUSE
DEPT.

51°52'21.3"N 1°28'54.7"W



ABOUT THIS HOUSE

GENERAL

6
BEDROOMS

4
BATH/SHOWER
ROOMS

3
RECEPTION
ROOMS

SERVICES	Mains water, electricity, drainage and gas.
EPC	D
COUNCIL TAX	C
LOCAL AUTHORITY	West Oxfordshire, 01993 861000
LISTED	Grade II

HOUSE AND GROUNDS

Merchant House is a beautiful Grade II Listed townhouse, located on a picturesque street in the Cotswold town of Charlbury. The property has undergone a complete renovation with close attention being made to retain much of the original charm and character – the result being a superb family home.

Behind the attractive square fronted façade, there are three floors of accommodation with all rooms having excellent proportions and bathed in plenty of natural light through the large sash windows. There are three reception rooms with the main sitting room featuring a stunning stone fireplace. The kitchen is a particular highlight with bespoke Four Shires cabinetry and bi-fold doors which create a seamless link between the house and garden.

The six bedrooms are all an excellent size and there are four well-appointed bathrooms. There is also a useful cellar.

The garden is a good size for a property in the centre of town and is bordered by stone and brick walls. Mostly laid to lawn, the garden and rear of the house are accessed via a gate to the side of the house which passes over an area suitable for outside dining and entertaining.



Please note, the furniture in this image has been virtually staged.



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ABOUT THIS AREA

OUR THOUGHTS ON CHARLBURY

Nestling in the picturesque Evenlode Valley, with its desirable setting and attractive architecture – Charlbury offers a balance of town and country living at its finest. Mentioned in the 'Sunday Times' as one of the best places to live in 2021 Charlbury is a lively place with most of the facilities of a small town which includes its own railway station. There is a wide variety of shops and businesses, several welcoming pubs, a selection of cafés, a deli, pharmacy, barber, library, vets and Co-op convenience store with post office. For those who are keen on sport, there are great facilities including large recreation grounds with football pitches and tennis courts, sports centre, cricket club and a bowls club. If that wasn't enough, Charlbury is home to the Riverside Festival and famous Wilderness music festival which takes place in the grounds of the stunning Cornbury Park.

Another attraction is the proximity to Soho Farmhouse which is seven miles away, merely adding to the appeal of this superb area. Charlbury is equidistant between the popular towns of Burford, Witney and Chipping Norton as well as being within close proximity to Oxford which all offer a variety of shops, an array of dining options and pubs.

There are a number of schools in the area which cater for all ages and include Charlbury Primary School and Windrush Valley School. Pupils can also access Oxford by train for Magdalen College, Oxford High and Headington



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Sitting Room



Hall



Kitchen

A superb family house with excellent accommodation.





Bathroom



Bedroom

Well proportioned bedrooms and
bathrooms



Bathroom



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Bath/Shower Room



Sitting Room



Bathroom

A warm and inviting feel, and finished to a high standard throughout





Front Door



Merchant House

Beautiful light rooms with views over the pretty street.



Merchant House

FLOOR PLAN

333.1 sq m / 3,585 sq ft
TOTAL

312.1 sq m / 3,359 sq ft
HOUSE

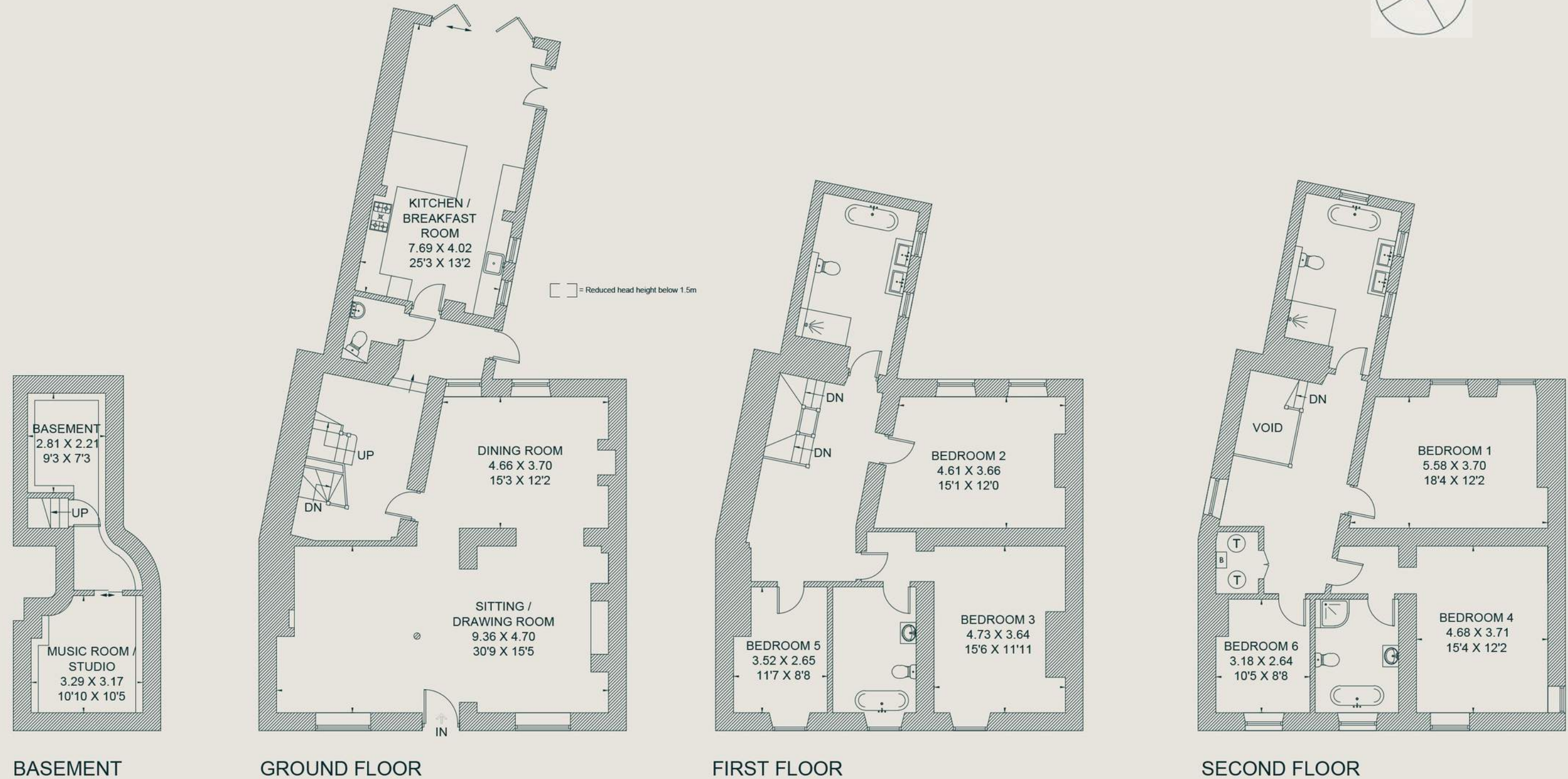
21 sq m / 226 sq ft
CELLAR

For identification purposes only.

AGENT'S NOTE

Please note that there are still works to be completed. A number of the images in this brochure have been computer generated to include furniture. Building Regulation sign off is yet to happen and will do so once the remaining works are completed.

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AREA GUIDE

Cotswolds

51.7950°N - 1.8839°W

WALKING **Broadway Tower**

An iconic landmark on top of the beautiful Cotswolds escarpment.

EATING OUT **The Wild Rabbit, Kingham**

A reinvention of a traditional English inn, located in the heart of the most beautiful village.

EVENT **The Cheltenham Festival**

A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

DAY OUT **Batsford Arboretum**

A former home to the famous Mitford family, interest in the arboretum begins in late winter when the snowdrops, aconites and early flowering daffodils spring into life.



Broadway Tower

SPOTLIGHT

Famous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as many other fascinating places to visit. Lose yourself amongst a constellation of picturesque villages – with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.



The Old Mill, Lower Slaughter

THE
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HOUSE
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Andrew Russell

andrew@thecountryhousedepartment.com

Ben Bentley

ben@thecountryhousedepartment.com

The Country House Department Limited
John Eccles House
Robert Robinson Avenue
Oxford, OX4 4GP

T 01865 338 300

E info@thecountryhousedepartment.com

W thecountryhousedepartment.com