



GREY TILES, STURT ROAD, CHARLBURY

FLOWERS 
ESTATE AGENTS









Grey Tiles, Sturt Road, Charlbury, OX7 3EP

Freehold

- Detached family home
- Exceptional attention to detail with high quality fittings
- Large semi open-plan living spaces
- Garden studio/office
- EPC grade B + council tax band provisionally E
- Exquisitely redesigned and renovated throughout
- Four double bedrooms, all with en-suite facilities
- Large wrap around plot with mature south-west facing rear garden
- Double car port with ample driveway parking
- Offered with no onward chain

Fully renovated, Grey Tiles is located in the heart of the Cotswold town of Charlbury. Meticulously redesigned in the past year, Grey Tiles offers a series of free-flowing living spaces which are synonymous with modern day family life.

Unfolding over 3200 Sq.Ft, the property is defined by it's elegant interiors, generous proportions and uninterrupted internal vistas. Upon entering the hallway, a sense of light is immediately apparent. Glass has been used throughout the home to ingenious effect, drawing the eye through the ground floor and out towards the rear garden. The large reception room which occupies the left of the plan, seamlessly interconnects via Crittall doors to the heart of the home; an impressive kitchen/dining room. Bespoke cabinetry flanks the walls to offer ample storage and a central island with breakfast bar overhang forms a natural focal point. Large French doors frame the backdrop of the rear garden and open onto the terraced entertaining area, creating an easy transition between the interior and exterior spaces. The ground floor further benefits from a well equipped utility/boot room, study, downstairs W.C and plant room/store. The fourth double bedroom with en-suite bathroom, built in wardrobes and its own outside patio area can also be found on this level.

Crowning the home, the principal suite takes centre stage and includes a statement en-suite with freestanding bath and shower and dressing room with built in storage. The first floor is home to further large double bedrooms, both with en-suite facilities and built in wardrobes.

Externally, the elevated terrace area at the rear of the property extends to a large expanse of lawn with well stocked borders and mature fruit trees. There is also driveway parking for multiple vehicles as well as a double car port.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Charlbury

A vibrant and attractive Cotswold Town nestling in rolling hills alongside the River Evenlode. The town has many amenities including a selection of shops, a post office, several pubs, an excellent Primary School and a Railway Station with trains to Paddington (approx. 120 mins) and Oxford (approx. 30 mins). There is an active local community a yearly music festival and surrounding countryside ideal for walking.

Local Authority: West Oxfordshire

Council Tax Band: E

CONTACT

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