



A delightful semi-detached brick-built period property carefully extended to the rear to provide flexible accommodation arranged over two floors to suit easy modern living, with a fabulous rear garden, and overlooking open farmland in the rural village of Charndon.

The Villa is a charming semi-detached period cottage backing directly onto open farmland with uninterrupted countryside stretching out beyond the garden. This is a home that offers that rare blend of village character and genuine open space.

Approached via a gravelled driveway providing off-road parking, the property also benefits from an integral garage. The attractive brick elevations and traditional detailing immediately hint at the warmth and character found within.

Inside, the accommodation is well balanced and full of period charm, with a welcoming entrance hall leading through to a selection of versatile reception spaces.

There is a comfortable double-aspect sitting room with a feature fireplace and a log burning stove, making for a lovely space to enjoy cosy winter evenings.

A separate dining room with exposed beams, attractive brickwork, and fabulous quarry tiled flooring provides the perfect backdrop for more formal entertaining.

The kitchen/breakfast room forms the heart of the house, offering a sociable layout with views over the

garden, it's fitted with floor and eye-level units along with a four oven AGA.

A study overlooking the rear garden, a Utility room accessed from the kitchen, and a separate cloakroom complete the ground floor accommodation.

Upstairs, the property provides a generous arrangement of bedrooms, served by a well-appointed bathroom with a bath and shower facilities.

The principal bedroom is double aspect, with an en-suite shower room, and enjoys views over the extensive rear garden and open countryside beyond.

One of The Vila's standout features is its outside space. The rear garden is larger than average and offers wonderful potential for keen gardeners, small-scale hobby farming, or simply enjoying the sense of space and privacy. The garden backs directly onto open farmland, while to the front, the property also overlooks rolling countryside — ensuring a truly rural outlook in every direction.

Charndon itself has access to the surrounding towns

of Bicester, Buckingham, and Winslow, providing everyday shopping facilities, supermarkets, cafés and leisure facilities.

Charndon benefits from a community centre, football pitch and modern playground.

The area is well served by a selection of primary and secondary schools, including highly regarded grammar and independent options in the wider locality.

For commuters, the property is ideally positioned with straightforward access to the A41 and A421, linking to the M40 and M1 respectively.

Bicester provides rail services to London Marylebone and Oxford, making this an appealing base for those needing to travel while still enjoying village life. Local bus routes also connect Charndon to neighbouring villages and market towns.

The Vila presents an excellent opportunity to acquire a characterful cottage in a rural location with exceptional outdoor space, countryside views and convenient connections — a home that offers both charm and practicality in equal measure.





Accommodation Comprises:

Ground Floor - Entrance Porch, Dining Room, Living Room, Kitchen/Breakfast Room, Utility Room, Family Room, Rear Lobby, W.C

First Floor - Principal Bedroom, En-Suite Shower Room, Three Further Double Bedrooms, Family Bathroom.

Outside - Integral Garage, Gated Entrance Leading To Driveway Parking, Large Enclosed Rear Garden.

Freehold Property

Brick-Built, Tiled Roof

Services :

Mains Water

Mains Drainage

Oil-Fired Central Heating

Mobile Phone Coverage - Please Check With Ofcom

Broadband - Please Check With Ofcom

Local Authority - Aylesbury Vale District Council

Council Tax Band - F





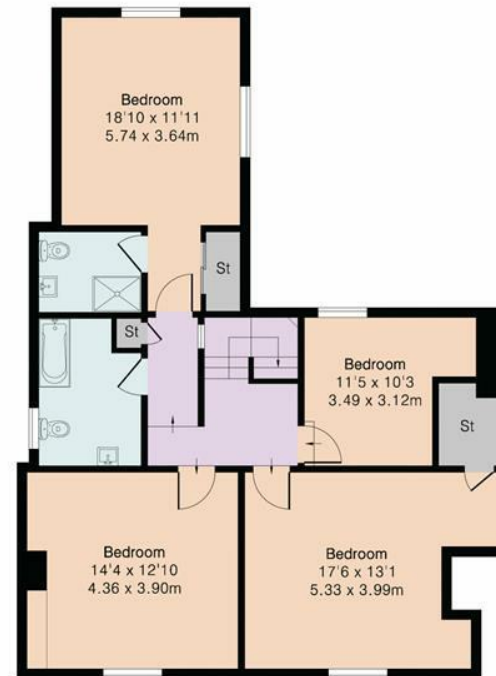
**Approximate Gross Internal Area 2353 sq ft - 218 sq m
(Including Garage)**

Ground Floor Area 1401 sq ft – 130 sq m

First Floor Area 952 sq ft – 88 sq m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(61-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



