



A fantastic opportunity to purchase a stunning period cottage, which has been thoughtfully extended to provide easy living accommodation arranged over two floors, whilst retaining many of the original and charming features. Located in the heart of the popular village of Charlton-On-Otmoor, it also boasts a delightful garden and a large garage.

A five-bar gate provides access to the front of the property, which has driveway parking.

An attractive porch leads to the entrance hallway and the charming snug with exposed beams and a wood-burning stove, making it the perfect room for cosy winter evenings. It would also lend itself to being utilised as a family room or a den for the teenagers in the house.

The dining room is a fabulous room, with exposed beams, a brick-built fire surround, and Fired Earth flagstone flooring. It offers the perfect backdrop for formal dining and family gatherings.

The kitchen/breakfast room is fitted with traditional floor and eye-level units, and integrated appliances complemented by granite worktops and Fired Earth tiled flooring.

There is plenty of space for a table and chairs, too.

The sitting room is accessed via the kitchen. Light and spacious, with French doors to the garden, this stunning addition to the property provides an elegant space to unwind in and entertain friends and family.

A cloakroom completes the accommodation.

The first floor also boasts character features, with a pretty window seat among the standout ones.

The three bedrooms are all doubles, with a shower room and a family bathroom serving the rooms.

Outside the garden is mainly laid to lawn with mature shrubs, trees, and a pretty well.

The patio is secluded and provides the perfect spot for al fresco dining and BBQs

There are two garages, one of which is currently used as a workshop.

There is also a timber-framed home office adjoining the garages, which offers a lovely, quiet spot for those who work from home.

The village of Charlton-on-Otmoor is approximately 4 miles south of Bicester, and benefits from having extensive facilities, including a highly regarded primary school, village pub, church and village hall.

This popular village also benefits from having an active gardening society, a football club, and a cricket club.

For those who enjoy the outdoors, the fabulous Otmoor Nature Reserve offers plenty of opportunities for walking.

Nearby Bicester has a good range of restaurants, shops, supermarkets, including a Tesco, a Sainsbury's, and a Marks and Spencer Food Hall.

The area is also well served with leisure facilities, and the popular Bicester Village is just a short drive away.

More extensive shopping, independent schools, and cultural experiences can be found in Oxford, which is approximately 8 miles away.

Excellent road and rail links include the A34 and Junction 9 of the M40, with Bicester North Railway Station providing a service to London Marylebone in approximately 45 minutes, and Bicester Village Station providing a service to Oxford in approximately 13 minutes, along with a further service to London Marylebone.





Accommodation Comprises:

Ground Floor - Entrance Porch, Hallway, Snug/Family Room, Dining Room, Kitchen/Breakfast Room, Sitting Room, Cloakroom.

First Floor - Three Double Bedrooms, Shower Room, and A Bathroom.

Outside - Gated Off-Road Parking, Enclosed Private Garden, Patio Area, Garage, Storage Shed/Workshop, Home Office.

Freehold Property  
Stone and Render, Tiled Roof

Services:  
Mains Water  
Mains Drainage  
Oil Fired Central Heating  
Broadband - Check Speed With Ofcom  
Mobile Phone Coverage - Check With Ofcom

Local Authority - Cherwell District Council  
Council Tax Band - F





**Approximate Gross Internal Area 1490 sq ft - 139 sq m  
(Excluding Garage)**

Ground Floor Area 760 sq ft – 71 sq m

First Floor Area 730 sq ft – 68 sq m

Garage Area 473 sq ft – 44 sq m



| 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 |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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.



