QUADRANT
VILLAGE HOMES

Bottrell House, High Street, Charlton On Otmoor, OX5 2UQ

Offers in excess of £1,200,000

A stunning stone-built Grade II listed semi-detached period property arranged over two floors with an abundance of character features, refurbished to the highest of standards, with the additional benefit of a detached stone-built barn, a double garage, and a fabulous outside entertaining area in the garden.

Approached over an extensive driveway serving just two properties, Bottrell House is a fabulous period property beautifully presented in the heart of the popular Oxfordshire village of Charlton On Otmoor.

A pretty porch at the front of the property leads to an attractive entrance hallway with traditional flagstone flooring, which sets the tone for what is to follow in this charming village property.

The living room boasts exposed beams, window seats, and a feature fireplace, which makes for the perfect space for family gatherings and relaxing on long winter evenings.

Formal dining and weekend lunches will be a treat in the dining room, which also has traditional flagstone flooring, exposed beams, and an attractive brick-built fireplace with a wood-burning stove.

The kitchen is fitted with floor and eye-level units, integrated appliances, including a Quooker tap, and space for an American-style fridge freezer, along with a fabulous island, which has a beautiful underlit granite worktop.

The first floor has three double bedrooms and a luxurious family bathroom. The principal bedroom benefits from having an en-suite shower room along with fitted wardrobes.

Outside the property benefits from having a detached stone-built barn which has been transformed to provide a fantastic space for those who need to work from home, an amazing entertaining area, and a studio. It would also make for a potential annexe, or an opportunity for a rental income, subject to planning permission.

Outside the barn, the current vendors have also created a lovely seating area to enjoy a morning coffee or a glass of wine.

The driveway leads to a double garage, parking for numerous vehicles, the neighbouring property, and the walled garden.

Carefully landscaped with a large area laid to lawn, the garden offers the perfect sanctuary to unwind on long summer evenings.

The outside entertaining area offers the ideal space for BBQ's, pizza evenings, and weekend parties with family and friends.

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 outdoor 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.

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FOR THE
Dog

Accommodation Comprises:

Ground Floor - Entrance Hallway, Living Room, Dining Room, Kitchen, Cloakroom.

First Floor - Three Double Bedrooms, and A Family Bathroom. The Principal Bedroom Has An En-Suite Shower Room.

Outside - Detached Stone-Built Barn With An Office Above, And A Patio Area.

Driveway Parking For Numerous Vehicles Leading To A Double Garage, With An Electric Door and Alarm.

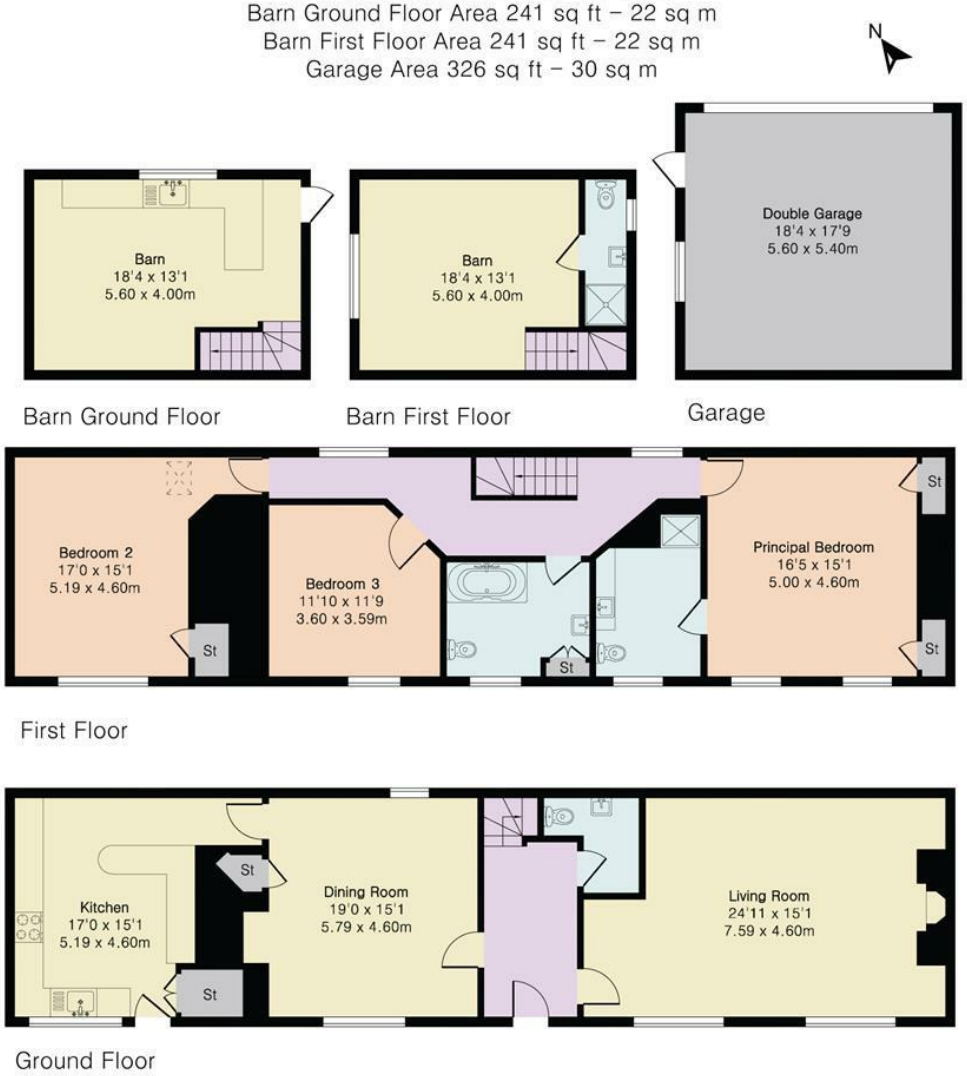
A Walled Garden With A Large Patio, A Purpose-Built Entertaining Area With Hot Water, and A Wood-Fired Timber-Framed Sauna (available By Separate Negotiation) Along With A Cold Shower.

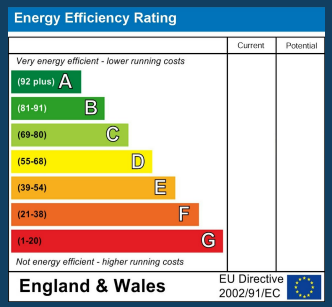
Freehold Semi- Detached Property
Stone-Built With A Tiled Roof
Grade II Listed
Services:
Oil-Fired Central Heating.
Underfloor Heating To The Bathrooms.
Mains Drainage
Mains Water
Water Softener
Mobile Phone Coverage - Check With Ofcom
Broadband Speed - Check With Ofcom
Local Authority - Cherwell District Council
Council Tax Band - G

THE BULL
HOTEL

Approximate Gross Internal Area 1932 sq ft - 180 sq m
(Excluding Barn & Garage)

Ground Floor Area 966 sq ft – 90 sq m
First Floor Area 966 sq ft – 90 sq m
Barn Ground Floor Area 241 sq ft – 22 sq m
Barn First Floor Area 241 sq ft – 22 sq m
Garage Area 326 sq ft – 30 sq m





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