



A fantastic opportunity to purchase a detached family home with flexible accommodation situated in a quiet yet accessible location, along with a detached bungalow, a range of outbuildings, stables, formal gardens, and paddocks extending to 17 acres enjoying stunning views over open countryside.

Approached over a private road off the public road this rarely available property was formerly two farm workers cottages, that have been carefully blended together to provide a family home with flexible accommodation arranged over two floors.

The property is enclosed to the front by post and rail fencing with a footpath leading to the front door.

The entrance hallway is light and spacious with a multi-fuel fire, and tiled floor making for the perfect space for relaxing with a good book, a formal dining table, or even a piano, it also has stairs

The sitting room also has the benefit of having a multi-fuel fire, which is ideal for cosy winter evenings.

The kitchen/dining room is to the rear of the property with a range of floor and eye-level units, space for appliances, complemented by tiled flooring.

There is plenty of room for a large kitchen table and chairs, so casual dining and relaxing weekend lunches with friends and family are a pleasure.

A garden room with views over the garden is accessed from the kitchen, and offers further space for all the practical needs of a large family, it would also lend itself to be used as a study.

An additional bedroom on the ground floor with a shower, is ideal for guests, it would also make for an ideal family room.

A separate shower completes the accommodation on the ground floor.

The accommodation on the first floor is flexible, accessed via two sets of stairs, one from the sitting room and a second set from the hallway.

The master bedroom is dual aspect enjoying views to the front and rear over open countryside, it also has the benefit of having an en-suite bathroom.

There are three further bedrooms, the largest of which has an en-suite shower, which is accessed via another bedroom, that would make for an impressive dressing room.

The detached bungalow is light and spacious with an open-plan kitchen/dining/sitting room, a double bedroom, conservatory, utility room, and a shower room.

Outside parking is a breeze with space for multiple vehicles, making it ideal for families or those who enjoy hosting guests.

The formal gardens to the front and rear are laid to lawn with large patio areas for al-fresco dining, BBQ's, and summer entertaining.

The outbuildings include two stable blocks, tack room, open-bay barn, and a Dutch Barn.

Approximately 12 of the 17 acres this property boasts are to the rear of the property, with the menage, and one of the paddocks just opposite the house, making it ideal for the equine enthusiast.

With no agricultural ties on the land, the possibilities are endless, whether you wish to keep horses, or simply enjoy the expansive outdoor space, it's the perfect location for those seeking a serene lifestyle in the countryside.

The nearby 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, the Otmoor Nature Reserve with plenty of opportunity for walking.

Bicester has a good range of restaurants, shops, supermarkets and leisure facilities.

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 with Bicester Village Station providing a service to Oxford in approximately 13 minutes, along with a further service to London Marylebone.





Accommodation Comprises:

Main House - Ground Floor - Porch, Entrance Hallway, Shower Room, Snug, Sitting Room, Kitchen/Dining Room, Garden Room, W.C, Guest Bedroom With A Shower Room.

First Floor - Main Bedroom With En-Suite Bathroom, Three Further Bedrooms, One Of Which Benefits Having An En-Suite Shower, But It Is Accessed Via Another Bedroom Or A Dressing Room.

Detached Bungalow - Open Plan Sitting Room, Dining Room/Kitchen, Double Bedroom, Utility Room, Shower Room, Conservatory.

Outside - Gated Entrance, Gravel Driveway With Parking For Multiple Vehicles Leading to Formal Gardens, The Stable Yard, The Outbuildings, and Paddocks.

The Garden, Menage, and Paddocks Extend To 17 Acres.

Detached Property- Formerly Two Farm Cottages.

Rendered Brick Under Tiled Roof.

Freehold Property

Local Authority - CDC

Council Band - Main House - G

Bungalow - A

Private Road accessed off the highway

Services:

Mains Electric

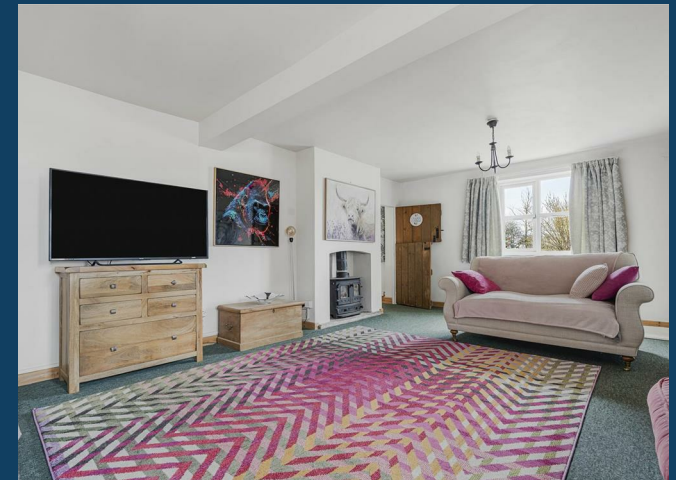
Storage Heater In The Main House

Oil To Radiators In The Bungalow

Private Water Connected To The Property Via Oddington Grange farm

Private Drainage

Solar Panels On The Bungalow





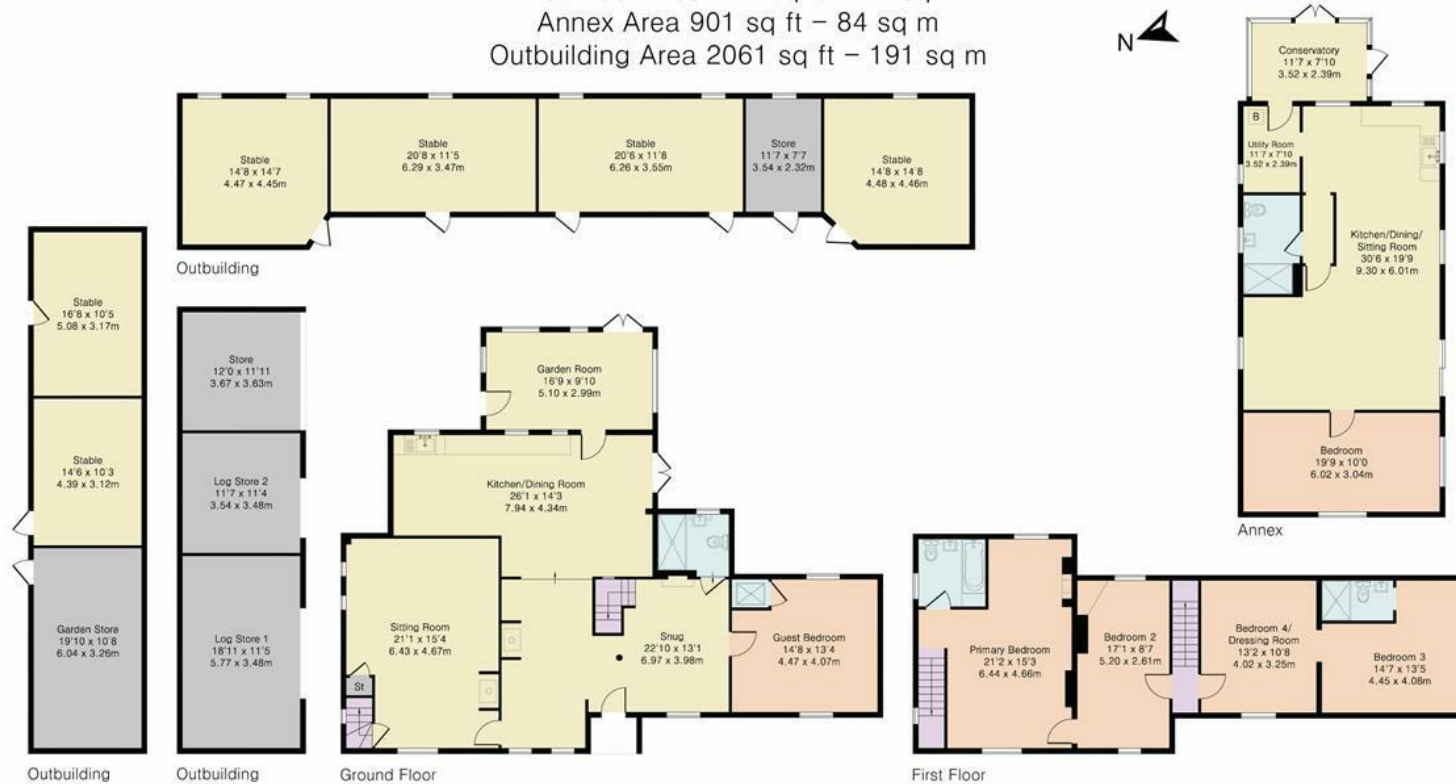
Approximate Gross Internal Area 5428 sq ft - 504 sq m

Ground Floor Area 1513 sq ft – 141 sq m

First Floor Area 953 sq ft – 88 sq m

Annex Area 901 sq ft – 84 sq m

Outbuilding Area 2061 sq ft – 191 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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