



Farthinghoe Road Charlton, OX17

Guide Price £340,000

A well-presented three bedroom house in the popular village of Charlton. This lovely home offers a perfect mix of modern comfort and village charm, with wonderful open views to the front.



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES



Farthinghoe Road

Charlton, OX17

- Well presented 3 bedroom house
- Off-street parking
- Open-plan kitchen / dining space
- Nearby nursery & primary school
- Tenure Freehold
- Excellent village location
- Large L-shaped garage
- Popular local pub & restaurant
- Excellent nearby transport links
- Council tax C & EPC Rating C



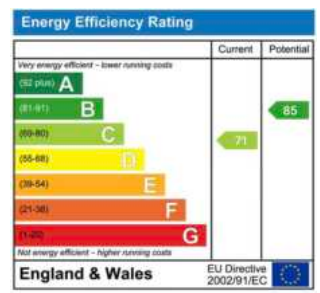
A well-presented three bedroom house in the popular village of Charlton. This lovely home offers a perfect mix of modern comfort and village charm, with wonderful open views to the front.

Inside, you'll find a bright, open plan kitchen-eating space, ideal for family meals and entertaining. There is also a generous reception room with a beautiful feature fireplace. A convenient downstairs WC adds to the home's practicality. Upstairs, three spacious bedrooms provide comfortable retreats. The private garden is perfect for relaxing or outdoor activities, and the driveway provides off-street parking.

Located in the picturesque village of Charlton, located on the Northants / Oxfordshire border, this property provides a peaceful lifestyle with easy access to nearby amenities and transport links. There are many options for local schooling, including the ever-popular Newbottle & Charlton primary school. The village is within a conservation area and has an attractive mix of housing. Charlton has a strong local community with an historic church, village hall, local cricket and football clubs and a popular village pub & restaurant, The Rose & Crown.

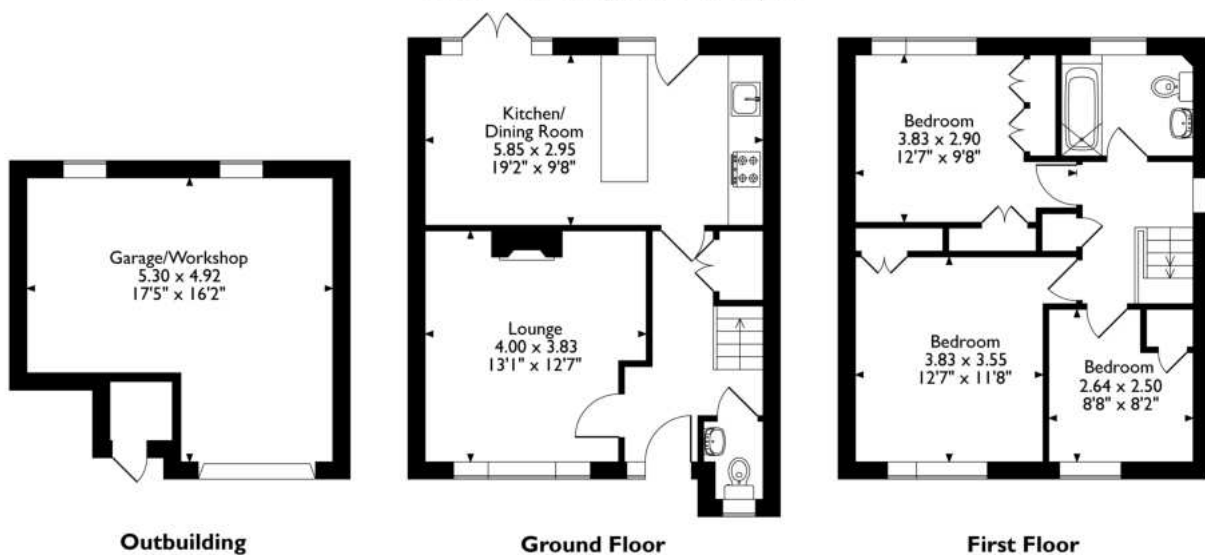
London Marylebone is accessible from Banbury, Bicester and Kings Sutton railway stations in under an hour, and the M40 provides easy access to the wider motorway network.

Tenure: Freehold
 Local Authority: South Northants
 Council Tax Band: C
 Utilities: Mains electric, gas, water & water.





16, Farthinghoe Road, Banbury
 Approximate Gross Internal Area
 Main House = 83 Sq M/ 893 Sq Ft
 Garage/Outbuilding = 23 Sq M/248 Sq Ft
 Total = 106 Sq M/1141 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.