

# Charlton Lodge, Charlton, Oxfordshire

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## An impressive and substantial period house with wonderful views.

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### Distances

Brackley 5.4 miles, Banbury 8.6 miles (mainline railway station to Marylebone/Paddington in about an hour), Bicester 10.2 miles (Bicester North or Bicester Village railway stations to London Marylebone about 50 minutes), Kings Sutton 2.1 miles (London Marylebone from 73 minutes ) Buckingham 11.7 miles, Oxford 24.8 miles, Northampton 26.1 miles, Milton Keynes 25 miles, Birmingham 57.1 miles, M40 (J10) 6 miles  
(Distances and times approximate).

### Charlton Lodge

Charlton Lodge is a most impressive, beautifully situated period house, believed to have been built in 1863 as a hunting lodge. The house is the major portion of the original building and was renovated by the current owners approximately 20 years ago. The house sits in an enviable position with dramatic and wide sweeping views over its own gardens and surrounding farmland and lakes. There is also the opportunity to purchase an adjacent secondary house by separate negotiation.

The accommodation is impressive, with an magnificent great hall, large drawing room, dining room and kitchen/sitting room to the ground floor, with six bedrooms over the first and second floors, including principal and guest suites, as well as a wonderful family/ games room of over 35 feet in length on the second floor.

The gardens face south and east and comprise a series of informal and formal lawns, with a pathway down to the lake. Within the grounds lies an outdoor swimming pool with a pavilion, a grass tennis court, and also a detached garage block.

### Situation

Charlton is a much sought-after village situated southeast of the market town of Banbury in open South Northamptonshire countryside bordering North Oxfordshire. It benefits from easy access southbound to the M40 at junction 10 or northbound to the M40 at junction 11. Mainline railway stations are at Banbury and Bicester. The village is within a Conservation Area and has an attractive mix of period and contemporary houses. Charlton has a thriving community with the 13th century church of St James, C of E primary school, blacksmith forge, village hall, pub/restaurant and playing fields for cricket and football.





Local amenities can be found at the Post Office and Co-op in nearby Kings Sutton, which also has a rail connection to London Marylebone. More extensive shopping facilities can be found in Banbury or Brackley, including a Waitrose supermarket. Bicester Village retail outlet is within a 20-minute drive, the well-known Soho Farmhouse is approximately 12 miles away, and the city of Oxford is just under 20 miles. There are excellent local sporting facilities with golf at Buckingham, Whittlebury and Tadmarton Heath, horse racing at Warwick and Stratford upon Avon, motor racing at Silverstone.

Secondary schools in the area include Magdalen College School (Brackley) and Chenderit School (Middleton Cheney), with preparatory schools at Beachborough (Westbury), Winchester House (Brackley) and The Dragon (Oxford). Public schools are at Stowe, Tudor Hall and Bloxham, with bus services nearby to the Oxford schools.

### Services

Mains gas, drainage and water.

### Local Authority and Council Tax

West Northamptonshire - Council Tax Band G

### EPC Rating

E

### What3 words

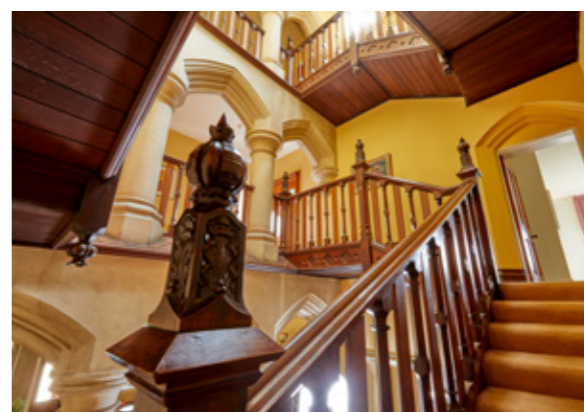
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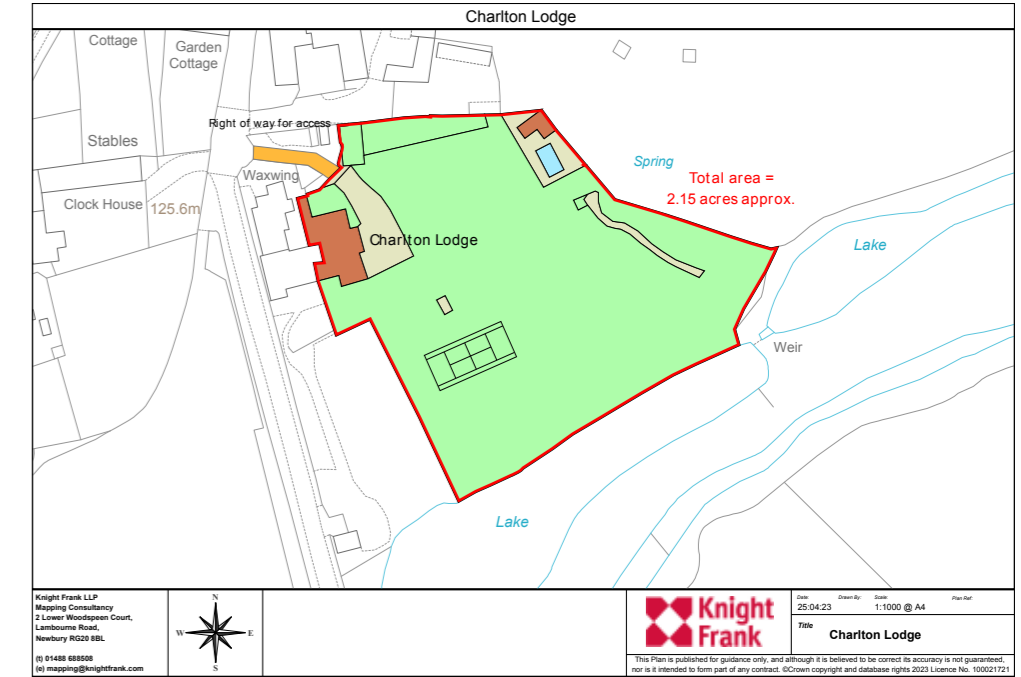
### Directions (OX17 3DR)

From Oxford, take the A34 to the M40, heading North to Junction 10. Take the A43 heading towards Towcester and Silverstone, and at Baynards Green, turn left on to the B4100, signed to Souldern. After about 3.5 miles (before Aynho village), as the road bears round to the left, turn slightly right/continue straight on onto a small lane. At the T junction, turn right on to Charlton Road. Upon approaching the village, you will drive down a hill, up the other side, and almost at the brow of the hill, you will see the pillars to the driveway for Charlton Lodge on the right hand side. If you reach the pub, you have gone 100 metres too far.

### Viewings

Strictly by appointment through Knight Frank  
01865 790077.





**Approximate Gross Internal Floor Area**

Main House = 704 sq m / 7,583 sq ft

Garage = 64 sq m / 688 sq ft

Pool House = 30 sq m / 322 sq ft

Total Area = 798 sq m / 8,593 sq ft

Swimming Pool = 43 sq m / 462 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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