



A two bedroom detached stone-built barn conversion converted in the 1990's, with a secluded rear garden and parking, on a small development of just five properties in the heart of the desirable village of Duns Tew.

Approached via a gated entrance, and one of just five properties Chariot Lodge was formerly a farm building for The Malt House.

Situated to the rear of this exclusive development Chariot Lodge is a charming property with flexible accommodation arranged on one level.

The entrance hallway is particularly light and spacious with full length windows and a glazed door.

The sitting room room also benefits from having two full length windows to the front, and being open plan to the dining room it also enjoys views over the pretty rear garden.

The kitchen is fitted with a good number of floor and eye level units and has space for all the usual appliances.

Two bedrooms and a family bathroom complete the accommodation.

Outside to the front of the property there is easily parking for two vehicles, with additional parking for visitors.

The rear garden is very secluded, mainly laid to lawn with trees and a patio area.

With a southerly aspect it is perfect for summer BBQ's and al-fresco dining.

The village is situated between Banbury and Oxford approx. 3 miles from the busy market village of Deddington which offers an excellent range of amenities.

In addition to Deddington there are Primary Schools in Steeple Aston and Great Tew. Steeple Aston and Great Tew.

Banbury and Woodstock provide more extensive shopping amenities with nearby Oxford providing further cultural and leisure facilities is approximately 16 miles away.

Bicester lies approximately 10 miles away and has two stations. Bicester North offers a great commuter service to London Marylebone in around 45 minutes and you can reach Birmingham in 1 hour.

Bicester Village train station offers a service to Oxford Parkway and to London Marylebone.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1) and A34.





Accommodation Comprises:

Large Entrance Hallway, Kitchen, Sitting Room/Dining Room, Two Bedrooms and A Bathroom.

Outside - Allocated Parking To The Front, Private Rear Garden, Patio, Garden Shed.

Services - All Mains Services, Oil Fired Central Heating.

Local Authority - Cherwell District Council.

Council Tax Band - C

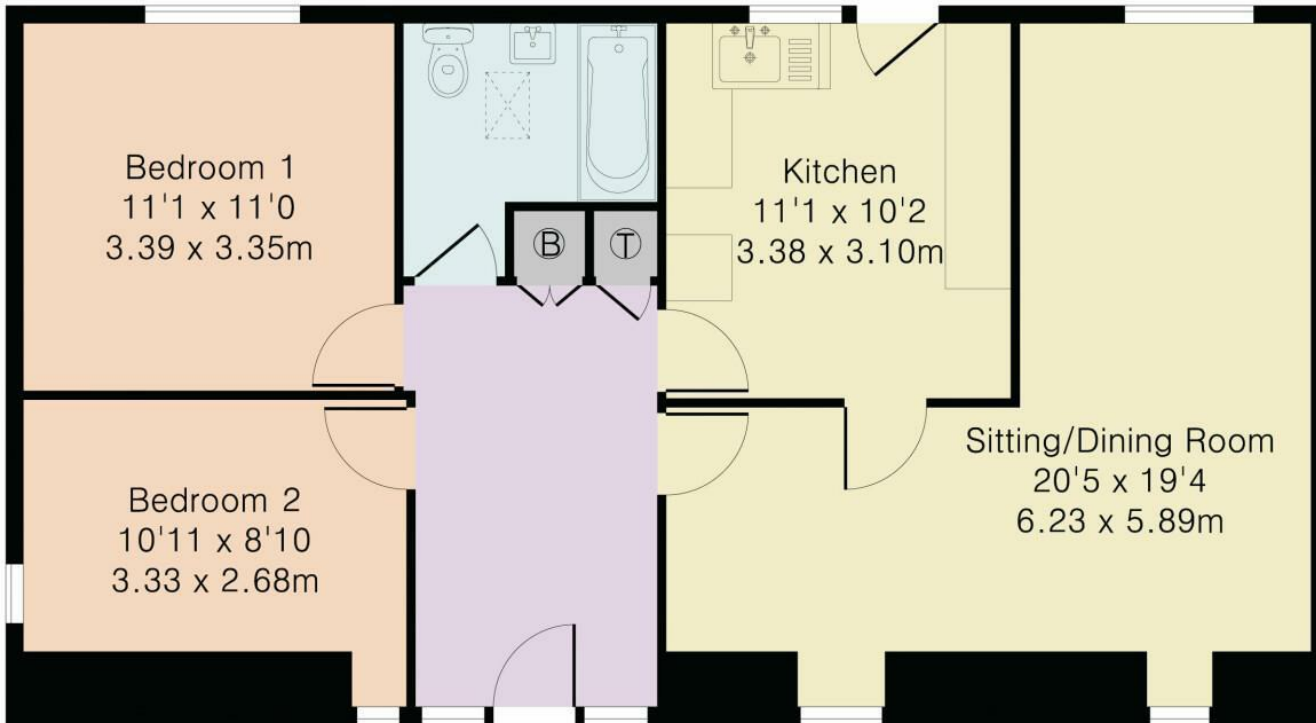
Agents Notes - A Management Company Will Manage The Communal Areas, Including Visitor Parking. Each Property Will Nominate A Shareholder, Final Details Are To Be Agreed.

The Property Is Curtilage Listed, being In The Curtilage Of The Grade II Listed Farmhouse.





Approximate Gross Internal Area 789 sq ft – 73 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			
		65	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

