



A four-bedroom detached family home with generous reception rooms and two en-suites, arranged over two floors, with a detached double garage, and a large garden enjoying views over open countryside in a rural village location, yet just a short drive to amenities and commuter links.

Approached over a private driveway serving just three executive homes, Holly House offers flexible accommodation to suit contemporary family living requirements.

A spacious entrance hallway leads to the light and spacious kitchen/breakfast room at the rear of the property, which enjoys fabulous views over the garden and open countryside beyond.

Fitted with floor and eye-level units and integrated appliances, the kitchen also has plenty of space for a table and chairs, along with a comfy sofa, making it ideal for casual dining and relaxing with friends and family.

The sitting room boasts wooden flooring, an attractive fireplace with a wood-burning stove, and two pairs of French doors to the patio.

The second reception room has been utilised as a family room by the current owners, but it would also lend itself to being used as a dining room for those who enjoy more formal dining.

A study to the front of the property is perfect for those who work from home.

A utility room and a W.C complete the ground floor accommodation.

The first floor has four double bedrooms and a family bathroom.

The principal bedroom has not only an en-suite shower room, but a walk-in wardrobe, and enjoys views over the rear garden and open countryside views beyond.

The second largest bedroom also has an en-suite shower.

Outside, the property has access to the garden on both sides of the property; the right-hand side has a five-bar gate leading to driveway parking, EV charging point and the double garage.

The rear garden which stretches nearly 65 meters is a wonderful space with something for the whole family.

The expansive lawn area is complemented by mature trees and shrubs, ideal for both the keen gardener and young children alike.

The patio is perfect for al-fresco dining and enjoying the peace and tranquillity this delightful garden has to offer, whilst taking in the views and watching the local wildlife.

#### Location

Charndon is nestled within open countryside and bursting with stunning scenic walks, including Grebe Lake, where there is a wealth of birdlife to be seen.

Charndon benefits from a community centre, football pitch and modern playground.

The quiet hamlet has excellent transport links, and approximately 8 miles away is Bicester, which has two

railway stations: Bicester North, which offers great commuting links to London Marylebone in around 45 minutes and Birmingham in roughly 1 hour, and Bicester Village Station, which can take you on further routes to Oxford and London Paddington, to name a few.

The M40 is within easy reach at J9 or J10 and offers access to London, M25, Oxford and Birmingham. The A41, A43 and A34 are all within easy reach.

Buckingham provides an extensive range of shopping and leisure facilities, and is approximately 7 miles away.

The area is well served for education. For primary education, there are schools in Marsh Gibbon and Twyford. Secondary education schools can be found in Bicester and Buckingham, such as The Royal Latin Grammar School.

#### Local Schools

Twyford School 1.7 miles  
Marsh Gibbon School 2.3 miles  
Royal Latin School 6.8 miles

#### Train stations

Bicester 7.5 miles  
Aylesbury Vale Parkway 12 miles  
Milton Keynes 20 miles  
Oxford 21 m





Accommodation Comprises:

Ground Floor - Entrance Hallway, Kitchen/Breakfast Room, Utility Room, Sitting Room, Family Room, Study, W.C

First Floor - Principal Bedroom With Walk-In Wardrobe and En-Suite Shower, Second Bedroom With En-Suite Shower, Two Further Double Bedrooms, Family Bathroom.

Outside - Gated Driveway Parking, Double Garage, Large rear Garden, Patio Area, garden Shed.

Freehold Property  
Brick-Built, Tiled Roof

Services:

Mains Water - Anglian  
Mains Drainage  
Mains Electric - Octopus  
EV Charge Point  
Oil-Fired Central Heating

Local Authority - A.V.D.C  
Council Tax Band - F  
Broadband -Gigaclear Check Speed With Ofcom  
Mobile Phone Coverage - Check With Ofcom



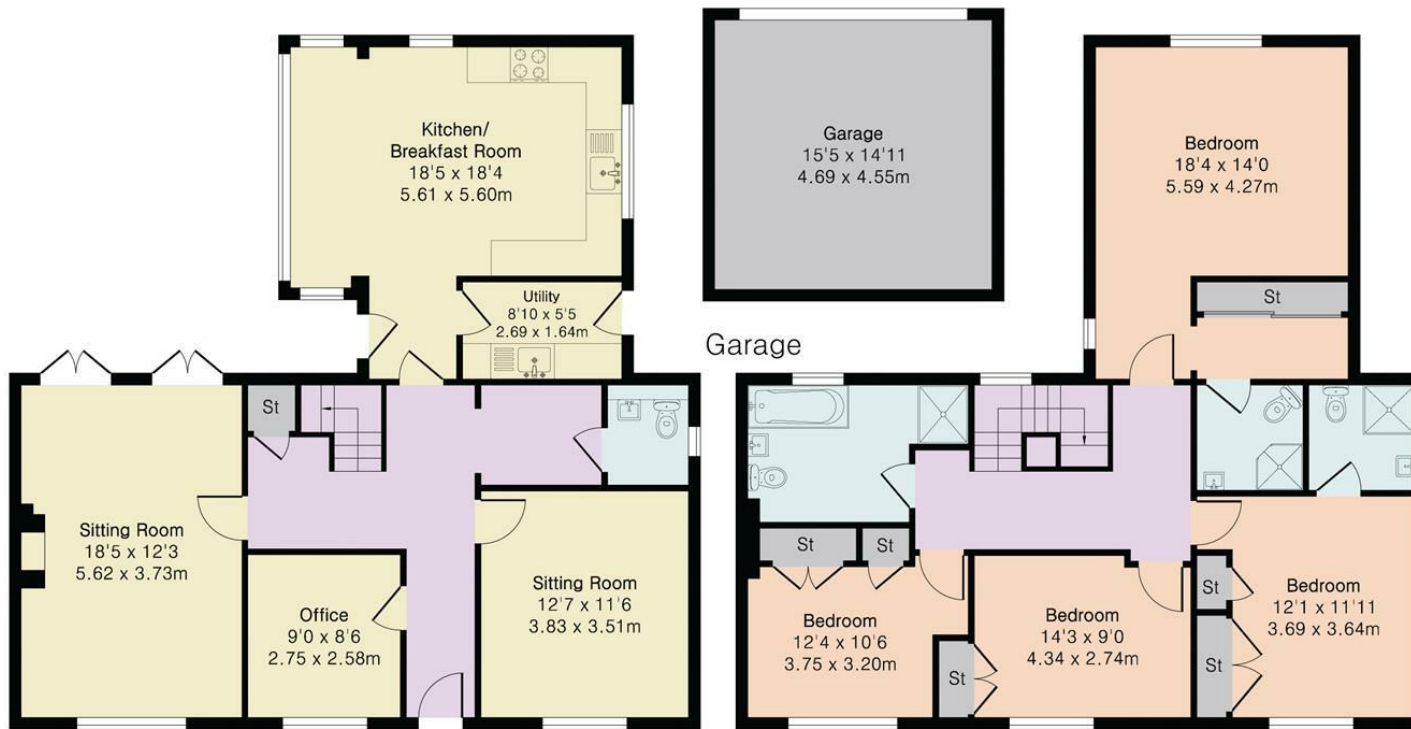


**Approximate Gross Internal Area 1948 sq ft - 181 sq m  
(Excluding Garage)**

Ground Floor Area 1003 sq ft – 93 sq m

First Floor Area 945 sq ft – 88 sq m

Garage Area 230 sq ft – 21 sq m



Ground Floor

First Floor

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

