



The Cottage, Charlton-on-Otmoor

A beautifully refurbished, detached two-bedroom stone cottage, offering charm in abundance, stylish accommodation and a private rear garden, set within the heart of this picturesque Oxfordshire village.

Property at a Glance

Charming detached stone-built cottage
Two bedrooms
Beautifully refurbished throughout
Stylish open-plan kitchen and dining area
Characterful sitting room
Exposed beams and period detailing
Private enclosed rear garden
Attractive setting beside the village church
Excellent access to Oxford and Bicester
Public footpaths and countryside walks nearby
The Property

The Cottage is an enchanting detached stone-built home which successfully combines the warmth and individuality of a period property with a beautifully considered, high-quality refurbishment.

Its attractive natural stone elevations, traditional tiled roof and cottage-style windows create an immediately appealing first impression. Internally, exposed timbers, latched doors and carefully chosen finishes preserve the character of the building, while the contemporary kitchen, modern fittings and tasteful decorative scheme ensure the accommodation is perfectly suited to present-day living.

The heart of the home is the wonderfully inviting kitchen and dining area. Refitted to an excellent standard, the kitchen features elegant cabinetry, contrasting work surfaces, a ceramic sink and integrated appliances. The open arrangement provides space for dining and flows naturally into the adjoining sitting area, creating an especially sociable and welcoming living space.

Exposed beams and structural timbers provide a striking reminder of the cottage's heritage, while the considered use of natural colours and textures gives the interior a relaxed and cohesive feel. The sitting area offers an intimate place in which to unwind, with cottage windows drawing in natural light and adding

to the room's undeniable charm.

The first floor provides two bedrooms, each continuing the property's balance of traditional character and understated contemporary styling, together with a beautifully appointed bathroom.

Outside

To the rear is a private and enclosed garden, providing a secluded outdoor space for dining, entertaining and relaxation. Areas of natural stone paving offer space for outdoor furniture, while the lawn, mature boundaries and stone walling create an attractive cottage-garden setting.

The property enjoys a particularly picturesque position close to the village church, with the surrounding period buildings contributing to its quintessential Oxfordshire village atmosphere.

Location

Charlton-on-Otmoor is an attractive and historic Oxfordshire village, surrounded by the open countryside and wetlands of Otmoor. The village has a Church of England primary school, community hall and the beautiful Church of St Mary the Virgin, while a wider range of everyday amenities can be found in nearby Islip, Kidlington and Bicester.

The surrounding countryside is particularly appealing to walkers, cyclists and nature enthusiasts. An extensive network of public footpaths and bridleways provides access to neighbouring villages and the wider Otmoor landscape, including routes towards the renowned RSPB Otmoor nature reserve.

Despite its rural setting, the village is extremely well placed for communication links. Islip railway station is approximately 2.5 miles away, while Bicester Village, Bicester North and Oxford

Parkway stations are also readily accessible. Rail services provide convenient connections to Oxford, London Marylebone and Birmingham.

Bicester lies approximately six miles away and offers an extensive range of shops, restaurants and leisure facilities, together with the internationally renowned Bicester Village retail destination. Road connections are excellent, with convenient access to Oxford, Kidlington, the A34 and the M40.

Identification and Anti-Money Laundering Checks

In accordance with UK anti-money laundering regulations, all purchasers whose offer is accepted will be required to complete identification and anti-money laundering checks.

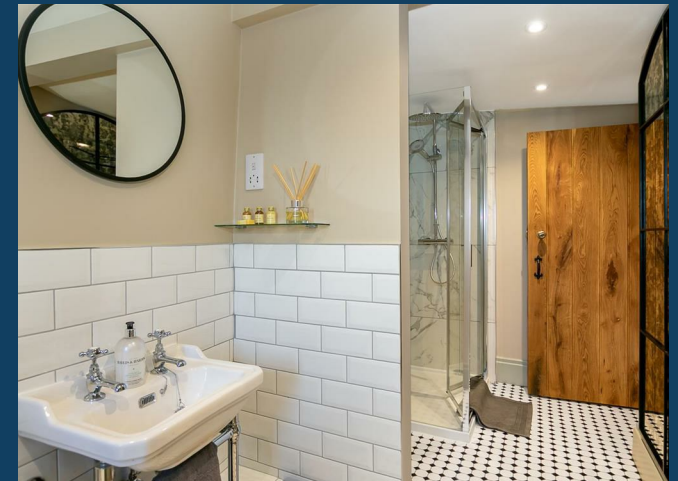
A charge of £35 per person plus VAT, is payable to cover the cost and administration of these checks. This applies to every individual connected with the purchase and may include anyone providing gifted funds or purchasing through a company, trust or other organisation.

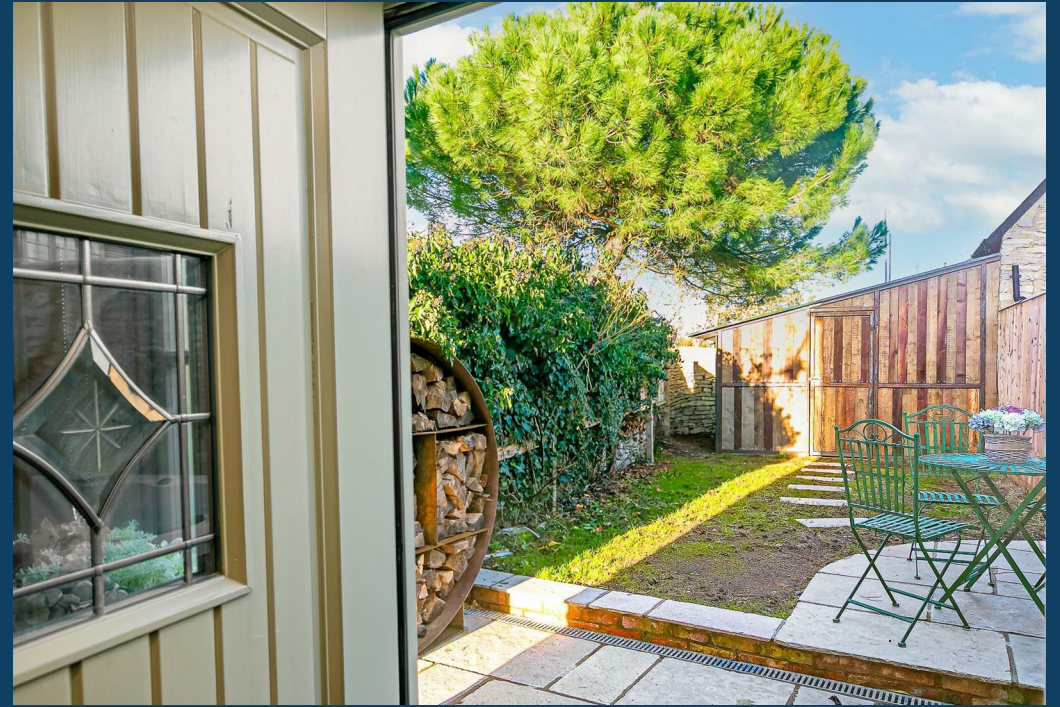
Where appropriate, purchasers may also be asked to provide evidence of their source of funds and proof of their ability to proceed. Additional information may be required where a transaction presents an increased compliance risk.

Payment and satisfactory completion of the required checks must be received before we can issue the memorandum of sale to the appointed solicitors. These checks are separate from any identification, anti-money laundering or source-of-funds checks undertaken by your solicitor, mortgage lender or financial adviser.





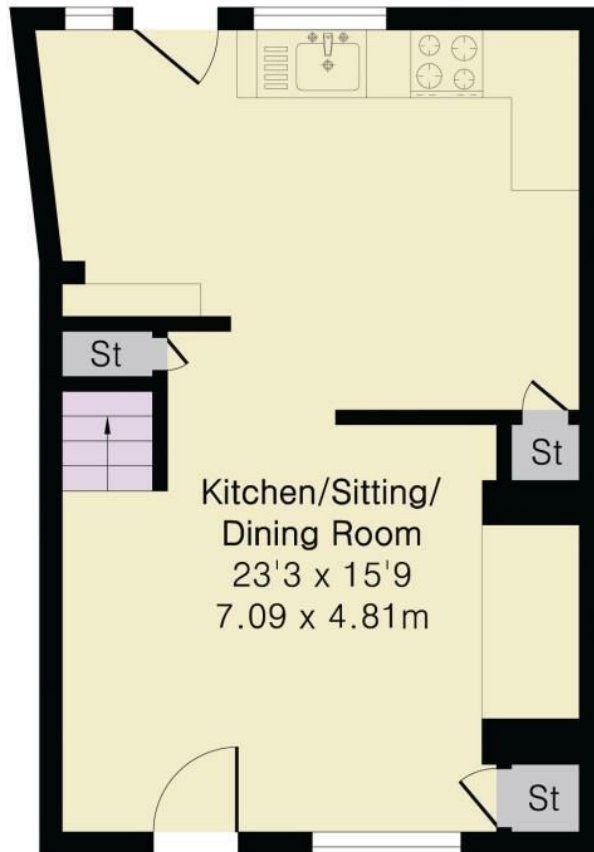




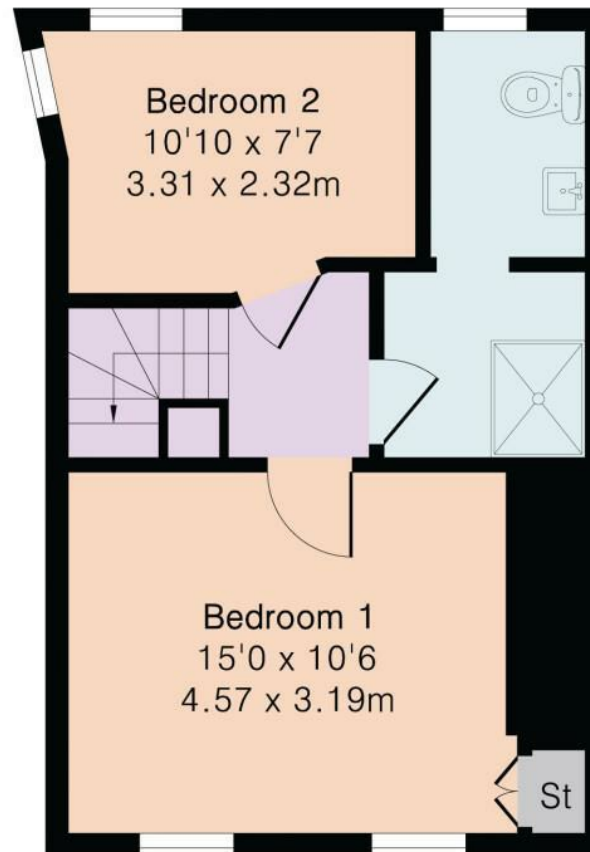
Approximate Gross Internal Area 701 sq ft - 66 sq m

Ground Floor Area 351 sq ft – 33 sq m

First Floor Area 350 sq ft – 33 sq m



Ground Floor



First Floor

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		
		76
	50	
England & Wales		
EU Directive 2002/91/EC		

