



North The Cottage Church Lane, Charlton on Otmoor, OX5 2UA
Offers In Excess Of £290,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated in the popular village of Charlton on Otmoor a three bedroom cottage in need of updating with garden, being sold with no onward chain.

On the ground floor the accommodation comprises sitting room, dining room, kitchen, conservatory. On the first floor there are three bedrooms and a bathroom.

Garden to rear mainly laid to lawn.

The cottage is situated in the heart of Charlton on Otmoor village and is being sold with no onward chain.

Material information to note.

- Mains electricity and water are connected to this property.
- According to OFCOM checker standard, superfast and ultrafast broadband is available at this property.
- According to OFCOM checker outdoor voice and data is likely with EE, Three, O2, Vodafone.
- According to OFCOM checker indoor voice & data is limited with O2 & Vodafone, Three & O2.
- The cottage is located within a Charlton on Otmoor conservation area.

EPC Rating: G

Council tax: C



Key Features

- Village location
- Three bedrooms
- Living room
- Dining room
- Kitchen
- Conservatory
- Bathroom
- Garden
- No onward chain

The Location

Located in the vibrant community of Charlton-on-Otmoor which enjoys extensive facilities including a highly regarded primary school, village pub, church and village hall. The village is situated at the edge of the beautiful Otmoor Nature Reserve and has plenty of opportunity for walking. The village is within easy commuter access to Oxford and Bicester benefiting from a range of restaurants and shops. Excellent road and rail links include the A34 and Junction 9 of the M40 with Bicester North and Islip Railway Stations providing a direct service to London Marylebone and the Bicester Village Station (Town Station) providing a service onto Oxford.



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1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Approximate Gross Internal Area 847 sq ft - 79 sq m (Excluding Outbuilding)

Ground Floor Area 483 sq ft - 45 sq m

First Floor Area 364 sq ft - 34 sq m

Outbuilding Area 146 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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