



# Cartwright Road

Guide Price £395,000  
Charlton, OX17

An attractive detached bungalow set on a generous plot in the popular village of Charlton, benefitting from a driveway and garage. The property enjoys light-filled living spaces and a wonderful garden backing onto open fields.

- Attractive detached bungalow
- Generous driveway and garage
- Large rear garden
- Three bedrooms
- Feature fireplace
- Light and airy accommodation
- Quiet cul-de-sac
- Popular village
- Tenure I Freehold
- EPC rating B



THE CHERWELL AGENT  
VILLAGE & COUNTRY HOMES





An attractive detached bungalow set on a generous plot in the popular village of Charlton, benefitting from a driveway and garage. The property enjoys light-filled living spaces and a wonderful garden backing onto open fields.

The property features a spacious sitting room with a feature fireplace and bi-fold doors opening directly onto the garden, creating a bright and welcoming focal point for the home. A separate kitchen, complete with utility cupboard and its own access to the garden, provides practical everyday living space.

There are three bedrooms, two of which are particularly well-proportioned, with one benefitting from built-in storage. A modern family bathroom completes the accommodation. Throughout, the bungalow has been well maintained and presents light, airy interiors.

The property boasts a 4.16kW solar pv array, fully owned with Feed in Tariff. A solar iBoost diverts the surplus electricity generated by the solar panels to heat the hot water tank. There is also a water softener system, gas central heating via radiators, new uPVC double glazing, and cavity wall insulation.

Outside, the property enjoys an exceptionally large rear garden with lawn, greenhouse, and vegetable plot, making it ideal for families and keen gardeners alike. To the front, there is generous off-street parking for multiple vehicles and a garage. Situated in a peaceful cul-de-sac, this appealing home combines village living with open countryside views.

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 at junction 11. Mainline railway stations giving a regular service to London Marylebone can be found at Banbury and Bicester, as well as services from nearby King's Sutton. The village is within a conservation area and has an attractive mix of housing. Charlton has a thriving community with the 13th century church of St James, C of E primary school, blacksmith's 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 King's Sutton. More extensive shopping facilities can be found at Banbury and Brackley, including a Waitrose supermarket. Bicester Village retail outlet is approximately 12 miles away, and the historic city of Oxford under 20 miles. There are excellent sporting facilities with golf at Buckingham, Cherwell Edge, Whittlebury and Tadmarton Heath, horse racing at Warwick and Stratford upon Avon and motor racing at Silverstone. Secondary schools in the area include Magdalen College School (Brackley) and Chenderit School (Middleton Cheney) with prep 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.

- Tenure: Freehold
- Local Authority: West Northamptonshire
- Council Tax Band D
- Utilities: Mains gas, electric, Drainage & water. Solar panels on roof





## 8 Cartwright Road, Charlton, Banbury

Approximate Gross Internal Area

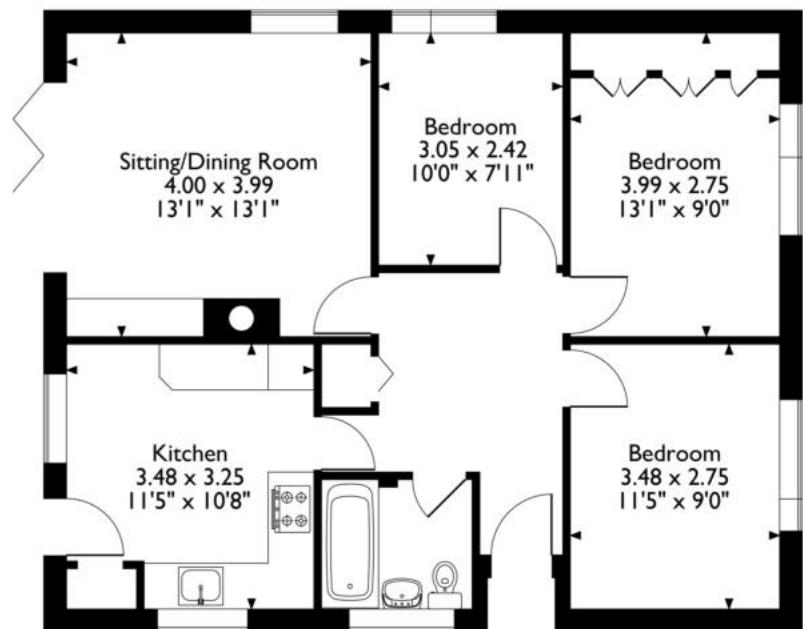
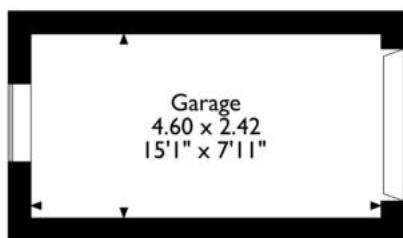
Main House = 70 Sq M/753 Sq Ft

Garage = 11 Sq M/118 Sq Ft

Total = 81 Sq M/871 Sq Ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



### Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

The Cherwell Agent Ltd

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