



8 Cartwright Road, Charlton, Oxon OX17 3DG
'Guide Price' £385,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





A well presented detached bungalow enjoying cul-de-sac location within this un-spoilt West Northants village.

Entrance hall | Living/dining room | Kitchen/breakfast room | Three bedrooms | Bathroom | Mature and established private rear garden | Garage | Driveway | Garden to front (additional off road parking) | UPVC windows | Gas central heating | Solar panels

Providing well-balanced accommodation throughout and complemented by a mature and established private rear garden, a three bedroom detached bungalow with garage and ample off road parking, located within this sought after village within equal distance of Banbury and Brackley.

Accommodation

Recessed porch.
Front door.

Spacious entrance hall: Laminate flooring. Airing cupboard housing hot water tank and immersion heater. Access to partly boarded loft with light, also houses the gas boiler for domestic hot water and central heating.

Living/dining room: Wall mounted living flame gas fire. Laminate flooring. Bi-fold doors giving access to the garden.

Kitchen/breakfast room: Stainless steel sink unit and drainer. Range of light wood fronted wall and base units. Tiling to splashback areas. Free space and plumbing for washing machine. Space for tumble dryer. Space for fridge/freezer. Windows overlooking garden. Stable-style door giving access to garden.

Bedroom one: Double bedroom to front aspect with fitted wardrobes to one wall.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Generous single bedroom to side aspect.

Bathroom: White suite comprising of tongue and groove panelled bath with Triton electric shower unit over, pedestal handbasin and low level WC. Tiling to splashback areas. Wall mounted Dimplex heater. Window to side.

Outside

Rear garden: Mature and established garden enclosed by close board, fencing and hedgerow giving a good degree of privacy. Predominantly laid to lawn. Raised flower beds, shrubs and bushes. Patio area. Hardstanding for greenhouse. The garden measures approximately 80 ft in length. Further patio area. Ornamental pond. The garden backs onto village playing fields and enjoys a good degree of privacy. Outside tap. Access front to back.

Front: Areas laid to shingle. Hedgerow to boundaries. Flowers, shrubs and bushes. Outside power points. Outside tap. Concrete **driveway** providing off road parking for several vehicles, leading to garage.

Detached garage: Brick built with up and over door. Light and power connected. Door to side giving access to garden.

Agents Note

The property benefits from a fully paid-for solar panel installation benefiting from solar-powered hot water, further information is available upon request. The property has a water softener system. Gas central heating via radiators. UPVC double glazing. Cavity wall insulation.

Charlton village is approximately 6 miles south/east of Banbury. The village provides a primary school, village hall, public house, sports and playing fields.

Services: All Council Tax Banding: D
Authority: South Northants Council

Directions: From Banbury Cross continue north to the traffic lights taking the right turn at the large roundabout heading towards Middleton Cheney on the A422. Continue on the by-pass to Farthinghoe and at Farthinghoe take the right turn signposted to Charlton. Upon entering the village of Charlton, Cartwright Road is on the left hand side.



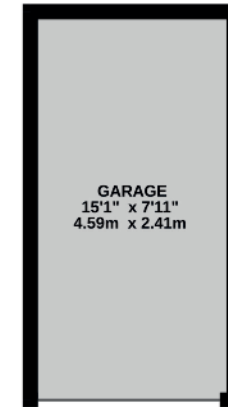
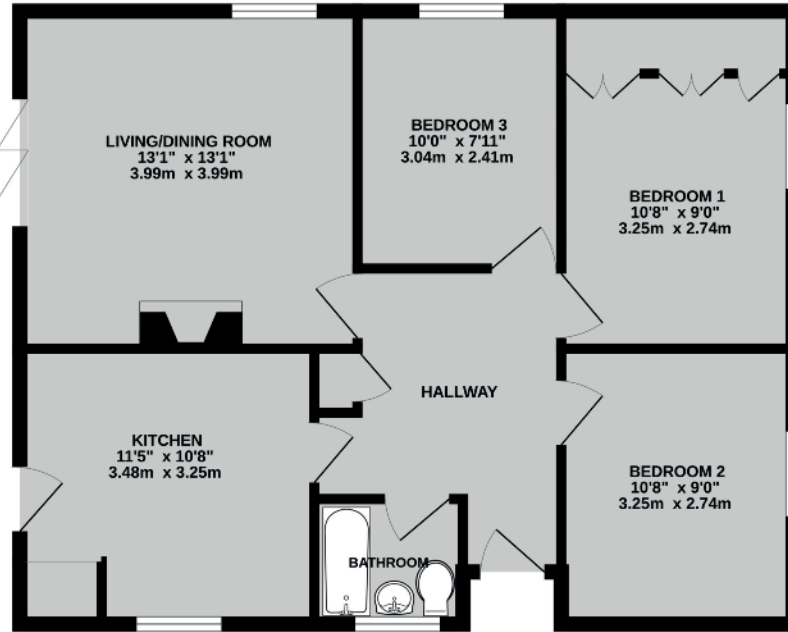




GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

GARAGE
119 sq.ft. (11.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA: 817 sq.ft. (75.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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