



An impressive stone-built and individual family home with 3,500sq ft of flexible accommodation, boasting delightful grounds and paddocks extending to 2.5 acres with views over open countryside, located in the heart of a popular Oxfordshire village with easy access to commuter links and schools.

Approached over an expansive private block-paved driveway with ample parking for multiple vehicles, this substantial village home sits beautifully within its plot.

A generous hallway with oak flooring welcomes you and leads to the fabulous kitchen/breakfast room. Triple aspect, with bi-folding doors to the garden, and fitted with a generous number of floor and eye-level units and integrated appliances, along with plenty of space for a table and chairs it's clearly the entertainment hub of the house.

The living room is also spacious and filled with natural light, with direct access to the garden and a feature fireplace, it lends itself to hosting large gatherings and cosy winter evenings alike.

The dining room easily accommodates a large table and chairs for more formal dining, a laundry room, and a separate utility room/w.c with access to a large storage room/workshop/ completes the ground floor accommodation.

The workshop/storage room would also make for a fantastic gym or home office.

On the first floor, there are five double bedrooms. The principal bedroom enjoys views over the rear garden and the open countryside beyond; it also

benefits from having an en-suite bathroom.

There is a second bedroom with an en-suite shower room, and the three remaining bedrooms are served by the family bathroom.

Stairs from the spacious landing lead to the second floor, which provides an additional bedroom with a shower room. This bedroom with stunning views would make an amazing media room, gym, home office, or teenager's den.

Outside, the property has plenty of driveway parking to the front, along with a garage.

The grounds are enclosed to the front with paving leading to the formal garden. Mainly laid to lawn with mature shrubs and a lovely fruit orchard, it also has a large patio for entertaining.

A winding path gently slopes down to the attractive feature pond, paddocks and stables. Enclosed by post and rail fencing, with an area of hardstanding its ideal for those who want to keep a horse; it also lends itself to being used for a number of hobbies.

Backing onto open countryside, the garden and paddocks offer a stunning setting to enjoy long summer evenings, weekends at home or just somewhere to watch the sunset.

The village of Charlton-on-Otmoor is approximately 4 miles south of Bicester, and benefits from having extensive facilities, including a highly regarded primary school, village pub, church and village hall.

This popular village also benefits from having an active gardening society, a football club, and a cricket club.

For those who enjoy the outdoor the fabulous Otmoor Nature Reserve offers plenty of opportunities for walking.

Nearby Bicester has a good range of restaurants, shops, supermarkets, including a Tesco, a Sainsbury's, and a Marks and Spencer Food Hall.

The area is also well served with leisure facilities, and the popular Bicester Village is just a short drive away.

More extensive shopping, independent schools, and cultural experiences can be found in Oxford, which is approximately 8 miles away.

Excellent road and rail links include the A34 and Junction 9 of the M40, with Bicester North Railway Station providing a service to London Marylebone in approximately 45 minutes, and Bicester Village Station providing a service to Oxford in approximately 13 minutes, along with a further service to London Marylebone.





Accommodation Comprises:

Ground Floor - Porch, Entrance Hallway, Living Room, Kitchen/Breakfast Room, Dining Room, Laundry Room, W.C

First Floor - Spacious Landing, Principal Bedroom With En-Suite Shower, Four Further Double Bedrooms, One With An En-Suite Shower Room, Family Bathroom.

Second Floor - Large Bedroom/Games Room/Potential Media Room, Storage, Shower Room.

Outside - Private Driveway With Ample Parking, Garage With Access To A Workshop/Studio

Formal Garden, Feature Pond, Fenced Paddocks, 2 Stables, Tack Room, Feedstore, All With Hardstanding.

Freehold Property

Mains Water

Mains Drainage

Oil Fired Central Heating

Solar Panels

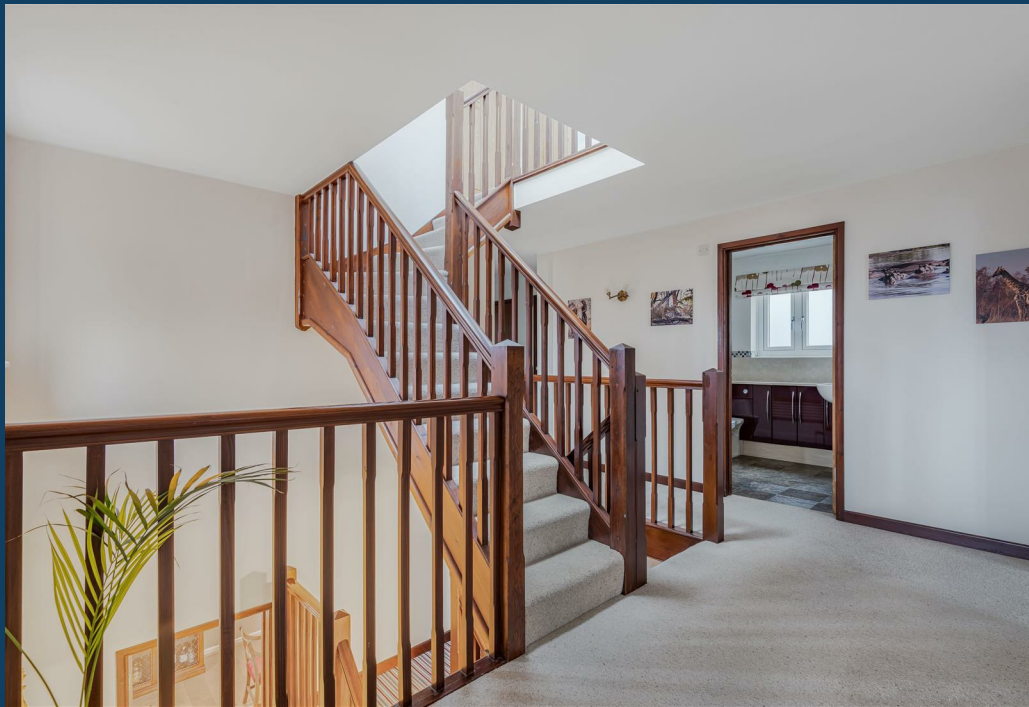
Stone-Built With Tiled Roof

Local Authority - Cherwell District Council

Council Tax Band - G

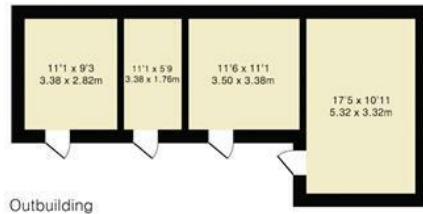
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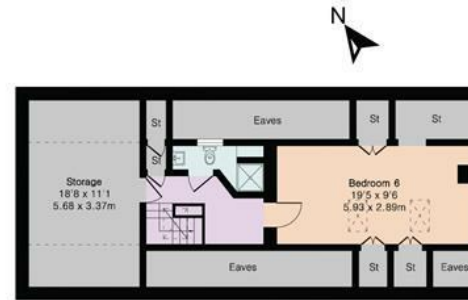


**Approximate Gross Internal Area 3755 sq ft - 349 sq m
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 1665 sq ft – 155 sq m
 First Floor Area 1465 sq ft – 136 sq m
 Second Floor Area 625 sq ft – 58 sq m
 Outbuilding Area 502 sq ft – 47 sq m



Outbuilding



Second Floor



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	66	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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.



