



MANOR FARM COTTAGE, CHARLTON-ON-OTMOOR, OX5 2UA

2 reception rooms, Kitchen/breakfast room, utility room, cloakroom, 3 bedrooms (2 en-suite), family bathroom.

Garden, outbuildings, driveway parking

DESCRIPTION

Occupying a delightful position in the heart of the village, this charming Cotswold period property has been completely renovated in recent years and now offers a lovely home with much character throughout. The cottage is complemented by a secluded garden and has two stone outbuildings, one of which is in need of renovation and offers the potential to be converted into a garage with a gated parking space in front. There is also potential to erect a garden studio/office.

Internally, the ground floor provides an entrance hall with stairs to the first floor and access either side to the kitchen and the dining room. The double aspect, fully fitted kitchen/breakfast room has a range of units with integrated appliances and leads to rear hall/boot room with access to the garden and the conveniently arranged utility room and cloakroom. The dining room also provides a perfect playroom/snug with a large cupboard and continues through to the sitting room, an inviting room with brick fireplace and wood burning stove. At first floor level accessed from the entrance hall, are two bedrooms (one en-suite) and the family bathroom. Accessed via a separate staircase from the sitting room, is the third bedroom with en-suite shower room.

OUTSIDE

The secluded garden lies to the rear of the house with an area of lawn and a paved terrace. Within the garden are a stone outbuilding, two garden sheds and the second stone building arranged at the side of the house offering potential for conversion subject to the necessary consents. The driveway at the side and rear of the house, offers parking with a gated access to the garden.

A CHARMING COTSWOLD STONE COTTAGE WITH MUCH CHARACTER THROUGHOUT IDEALLY SITUATED IN CHURCH LANE IN THIS POPULAR NORTH OXFORDSHIRE VILLAGE CLOSE TO OXFORD AND BICESTER



An additional area of garden currently arranged as lawn is situated opposite the driveway.

SITUATION

Charlton on Otmoor is a picturesque village close to Bicester and Oxford, surrounded by open countryside and with a nature reserve of nearly 400ha with grassland, reedbed and hedgerows and is connected to its surrounding villages by lovely bridleways. The village has a pub, The Crown, a 13th century Church and an excellent primary school. Countryside walks can be accessed from the end of Church Lane. Nearby is Bicester Village designer outlet shopping centre as well as many other shops. Road and rail communications are excellent, with rail services from Islip, Oxford Parkway, or Bicester, all offering a fast service to London Marylebone. A Bus route is just outside the village, linking to Bicester and Oxford.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX5 2UA

Tenure: Freehold with vacant possession on completion.

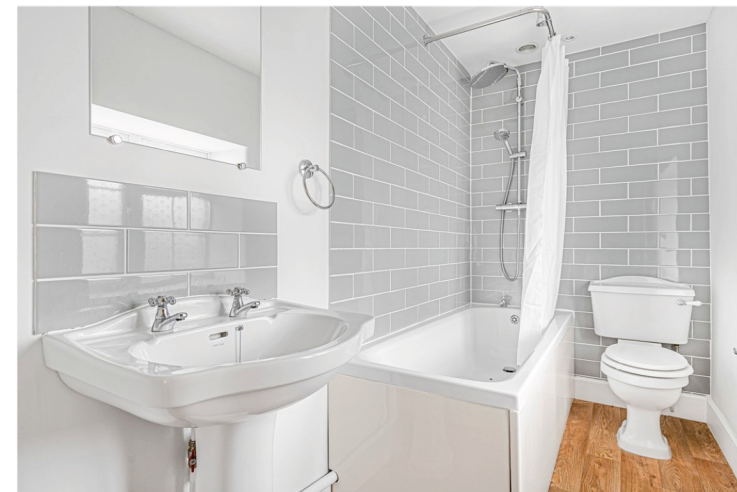
Services: Oil fired central heating.

Council Tax: Band E

Local Authority: Cherwell District Council

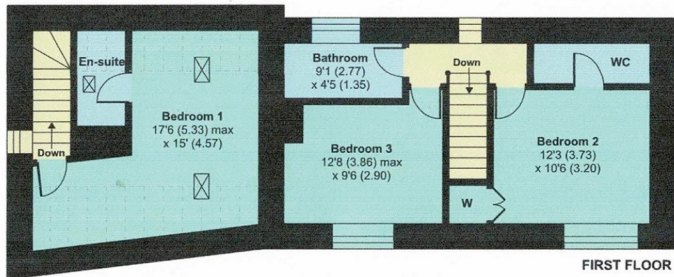
According to Ofcom, Superfast Broadband is available.

Mobile coverage is limited indoor on some networks.

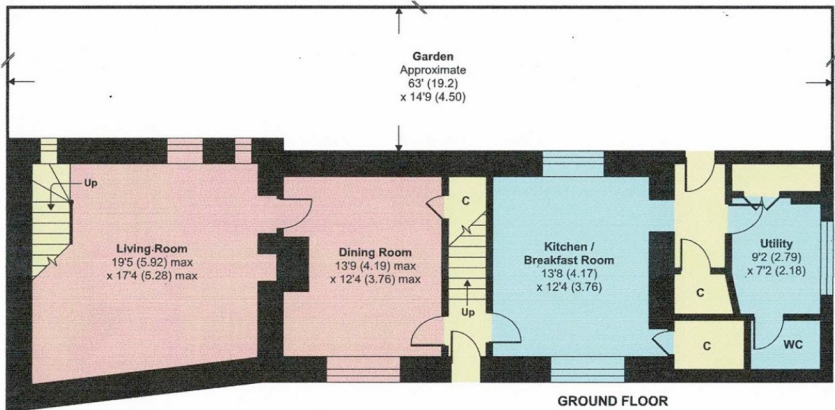


Manor Farm Cottage, Church Lane, Charlton On Otmoor, Kidlington, OX5 2UA

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1544 SQ FT 143.4 SQ METRES (Excludes Restricted Head Height)



Denotes restricted head height



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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