



**Bell Cottage** Charlton, Oxfordshire

## Bell Cottage

Charlton, Oxfordshire  
OX17 3DF

A delightful village cottage recently refurbished to an excellent standard in this popular village

Brackley 4 miles, Banbury 9 miles, (London Marylebone about 55 minutes), Bicester 11 miles, London Marylebone about 45 minutes, M40 (J10) 5 miles, Oxford 25 miles (Distances and times are approximate)

Porch | Sitting room | Kitchen  
Dining room | Two double bedrooms  
Bathroom | Double Garage | Workshop  
Off street parking | Courtyard garden  
Detached garden | EPC rating D

### Situation

A sought after village on the Oxfordshire/ Northamptonshire borders. The village has a number of facilities including a post office/village store, primary school, public house and church.

The local towns of Banbury, Brackley and Bicester provide everyday needs, whilst the larger centres of Milton Keynes and Oxford are both within easy reach.

Train services to London Marylebone are available from Kings Sutton (approximately 1.5 miles away), Banbury

and Bicester North to Marylebone and from Milton Keynes to Euston.

Schooling in the village includes pre-school and primary, with the popular independent prep schools of Winchester House in Brackley, Beachborough (Westbury) and Carrus (Overthorpe) all within about a 10 minute drive.

Secondary school catchment to Magdalen College School (Brackley) and the independent public schools local to the area include Bloxham School (Bloxham), Tudor Hall (Banbury), Stowe School (Stowe) as well as access to the numerous Oxford schools.

### Bell Cottage

Situated at the centre of this charming and sought after village, Bell Cottage is a deceptively spacious two bedroom cottage which has been refurbished throughout by the current owners over the past nine years.

Built of stone under a slate roof the cottage has retained many period features. To the front the entrance porch leads into the sitting room with exposed beams and wood burning stove with brick surround. The dining room with a feature circular window provides access out onto the courtyard garden. The kitchen has a range of base and eye level units, solid wood worktops, Belfast sink, AEG built in appliances, under counter lighting and travertine flooring.





Stairs rise from the kitchen to the first floor landing from which can be accessed two double bedrooms as well as a bathroom with over bath Aqualisa ILUX shower, touch tile light switches and an oak vanity unit with light up mirror.

The cottage benefits from having oak flooring throughout and has been completed rewired, replumbed and replastered by the current owners.

### Outside

Accessed over a shared driveway Bell Cottage, benefits from having off road parking as well as a double garage both of which are situated at the bottom of the drive.

The main garden is situated opposite the cottage and is mainly laid to lawn with a wooden terrace area it is accessed via a gate off the main driveway. Hidden away at the bottom of the garden is a large workshop space which provides further useful storage.

As well as the main garden the cottage also has a south facing terraced courtyard garden accessed from the dining room.



### General

**Services:** Mains water, electricity and drainage. Gas fired boiler and central heating.

**Council Tax:** The property is in Tax Band D.

**Postcode:** The postcode of the property is OX17 3DF.

**Local Authority:** South Northants District Council, Springfield, Towcester, Northamptonshire NN12 6AE 01327 322 322.

**Rights of Access:** There is a right of access over the main garden for the electricity board to access the electricity substation. There is also a right of access over the driveway to Bell Cottage and its garage, garden and parking.

### Directions

From Banbury take the A422 towards Brackley. Just before the village of Farthinghoe, take the right hand turn signed Charlton and Aynho. At the T-junction turn right and carry along the road and into the centre of Charlton. Bell Cottage can be found on the right hand side, just before the turning left to Brackley and Hinton in the Hedges.

## Banbury

20 Horse Fair, Banbury, Oxfordshire OX16 0AH

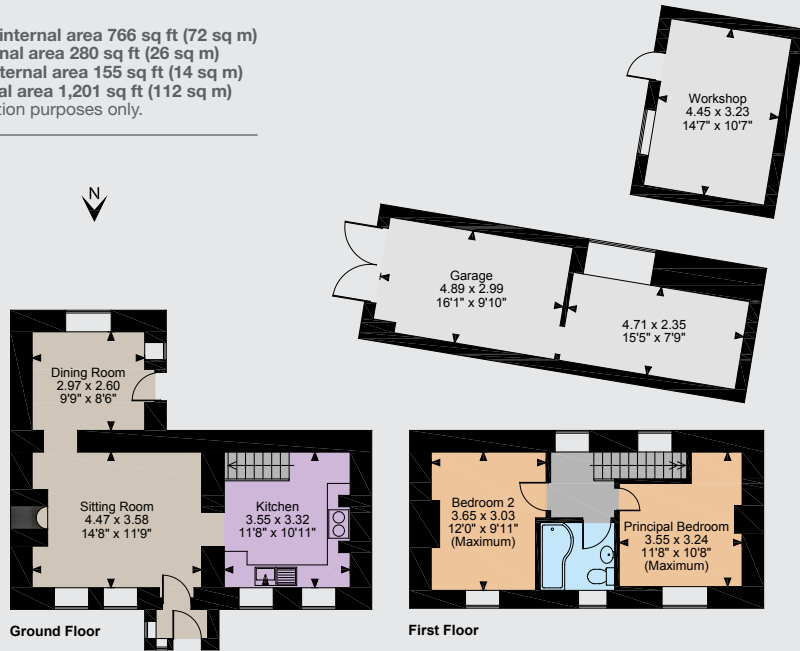
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### Floorplans

**Main House internal area 766 sq ft (72 sq m)**  
**Garage internal area 280 sq ft (26 sq m)**  
**Workshop internal area 155 sq ft (14 sq m)**  
**Gross internal area 1,201 sq ft (112 sq m)**  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
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