



Home Farm Barn, Charlton on Otmoor



The Property

A beautifully presented property boasting a luxurious and spacious interior, far-reaching views and paddock on a quiet no-through road in the sought-after village of Charlton on Otmoor. Home Farm Barns is a delightful conversion finished to an exacting standard. The ground floor is highly versatile- offering plenty of bright, airy space.

Key features

- Sought-after village location on a no-through road
- Circa 1 acre private garden/paddock with extensive views
- Generous, well-proportioned family home
- Bright and airy throughout
- Recent new kitchen with Aga and bathrooms
- New boiler and good EPC rating



Guide price: £1,400,000

Tenure: Available freehold

Local authority: Cherwell District Council

Council tax band: G





The property

A spacious entrance hall leads to a sizeable reception room and through to the beautiful open-plan kitchen with dining room. The kitchen and dining area are a real hub of this home. The kitchen comprises a range of wall-mounted and base cabinets beneath quartz worktops and an impressive central breakfast bar with a circular butcher block. The dining area is special with a high ceiling, the upstairs walkway and three double doors which open to the front lawn, offering views of the church.

The ground floor is further complemented by the spacious lounge, with a stone and brick fireplace housing a log burner and two sets of French doors leading to the garden, where you can enjoy dining al-fresco, admiring the beautiful gardens and view. The downstairs is completed with a wonderful triple-aspect home office, a utility room, and two cloakrooms. Upstairs, the build quality of the ground floor continues, with a triple aspect main bedroom suite that benefits from views of the gardens and paddocks, built-in wardrobes, and is accompanied by a well-appointed en suite shower room. There are four additional bedrooms, all of a good size and offering varying countryside and village views. There are two additional bathrooms, one of these being an en suite.

The outside of this property is unique. It offers wonderful privacy, ample parking, a garden being mainly laid to lawn, a patio, a decking area, a 1-acre paddock, and views from all angles, including the village church and the countryside beyond the paddock. There is also a well-equipped double garage and electric car charging point.





Location

Charlton on Otmoor is a picturesque village 10 miles north of Oxford, surrounded by open countryside and an RSPB Nature Reserve. The village has a local pub and a well-regarded primary school.

In nearby Murcott, there is the famous Michelin-starred Nut Tree pub and the new highly acclaimed Swan Inn in Islip. Nearby is the Bicester Village designer outlet shopping centre and many other shops.

Schooling options in the area are excellent, with highly regarded local schools and a wide range of independent options such as Ashfold, The Dragon, Summer Fields and Headington School, amongst others.

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.





Approximate Gross Internal Area
3425 sq ft – 318 sq m

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