



Bluebell Cottage.

Guide Price £475,000
Charlton, OX17

Found in the ever-popular village of Charlton, Bluebell Cottage is a beautifully presented, stone-built detached home with huge kerb appeal. Built in 2014, this attractive property enjoys a prime position in the village, surrounded by characterful homes and countryside. Thoughtfully designed to reflect traditional village architecture, it offers well-proportioned living spaces and a warm, welcoming atmosphere throughout.

- Pretty stone-built cottage
- 3 bedrooms | 2 bathrooms
- Off-street parking
- Private rear garden
- Popular village
- Village primary school
- Excellent transport links
- Well-regarded village pub
- Tenure freehold
- EPC rating C | Council tax E



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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Upstairs, the cottage offers three comfortable bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while the remaining two bedrooms are served by a contemporary family bathroom. Outside, Bluebell Cottage enjoys a spacious rear garden—perfect for families, gardening enthusiasts or al fresco entertaining. The property also boasts off-street parking for at least two vehicles.

Charlton is a much sought after village situated southeast of the market town of Banbury in open South Northamptonshire countryside, bordering North Oxfordshire. It benefits from easy access southbound to the M40 at junction 10 or northbound at junction 11. Mainline railway stations giving a regular service to London Marylebone can be found at Banbury, Bicester and nearby at King's Sutton. The village is within a conservation area and has an attractive mix of housing. Charlton has a thriving community with the 13th century church of St James, C of E primary school, blacksmith forge, village hall, pub/restaurant and playing fields for cricket and football.

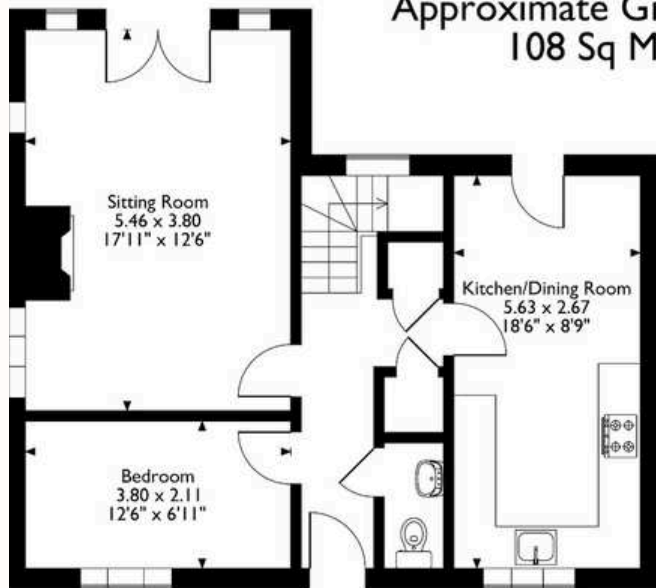
Local amenities can be found at the Post Office and Co-op in nearby King's Sutton. More extensive shopping facilities can be found at Banbury and Brackley, including a Waitrose supermarket. Bicester Village retail outlet is approximately 12 miles away, and the historic city of Oxford under 20 miles. There are excellent sporting facilities with golf at Buckingham, Cherwell Edge, Whittelbury and Tadmartin Heath, horse racing at Warwick and Stratford upon Avon and motor racing at Silverstone. Secondary schools in the area include Magdalen College School (Brackley) and Chenderit School (Middleton Cheney) with prep schools at Beachborough (Westbury), Winchester House (Brackley) and The Dragon (Oxford). Public schools are at Stowe, Tudor House and Bloxham, with bus services nearby to the Oxford Schools.

- o Tenure: Freehold
- o Local Authority: Cherwell
- o Council Tax Band: G
- o Utilities: Mains electric, Oil-fired central heating, Drainage & water

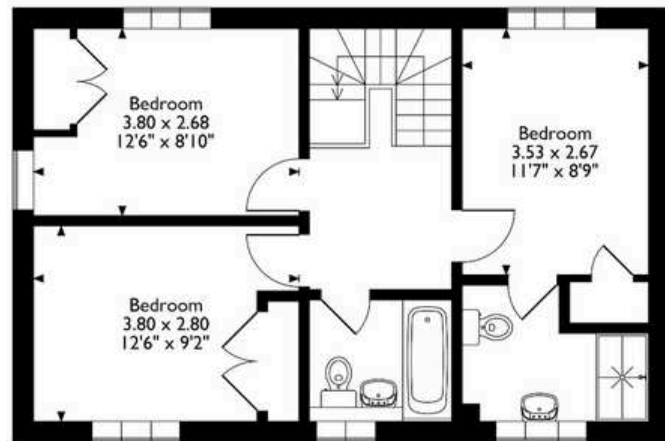


Bluebell Cottage, Main Street, Charlton, Banbury

Approximate Gross Internal Area
108 Sq M / 1162 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		