



Palmeira Cottage

Guide Price £225,000
Charlton, OX17

Situated in the popular village of Charlton, Palmeira Cottage is a charming stone-built property full of character. This attractive cottage offers well-proportioned living space across three floors, making it an ideal choice for those seeking a traditional village home.

- Character Cottage
- Period features
- Stone-built
- Two bedrooms | one bathroom
- Utility room
- Northants / Oxfordshire border
- Popular village
- End-of-chain property
- Tenure freehold
- EPC rating E | council tax C



THE CHERWELL AGENT
VILLAGE & COUNTRY HOMES





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This delightful cottage opens into a generous front reception room, featuring a welcoming fireplace that sets a warm and inviting tone. To the rear, a second reception room provides flexible use as a dining room, home office or perhaps a snug. The well-equipped kitchen is complemented by a separate utility room and a ground-floor bathroom, offering excellent functionality for day-to-day living. Upstairs, the first and second floors host two spacious double bedrooms, each brimming with natural light and characterful touches.

Externally, the property benefits from a pretty front garden, ideal for enjoying the peaceful village atmosphere.

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.

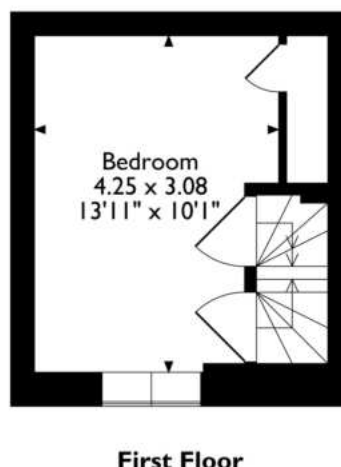
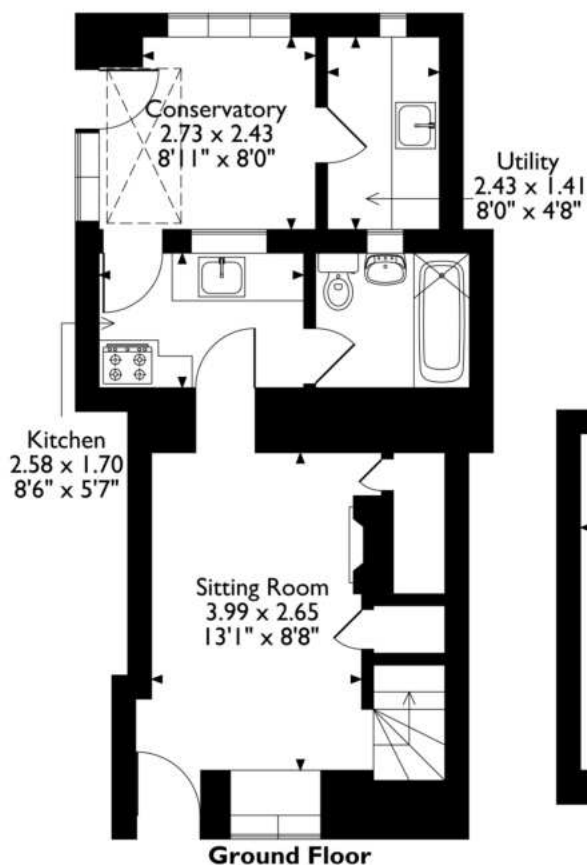
Local amenities can be found at the Post Office and Co-op in nearby King's Sutton. More extensive shopping facilities can be found at Banbury and Brackley, including a Waitrose supermarket. Bicester Village retail outlet is approximately 12 miles away, and the historic city of Oxford under 20 miles. 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: C
- o Utilities: Mains electric, gas, drainage & water



Palmeira Cottage, Main Street, Banbury
Approximate Gross Internal Area
72 Sq M/775 Sq Ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
31-35 A		
26-30 B		
21-25 C		
16-20 D		
11-15 E		
6-10 F		
1-5 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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