





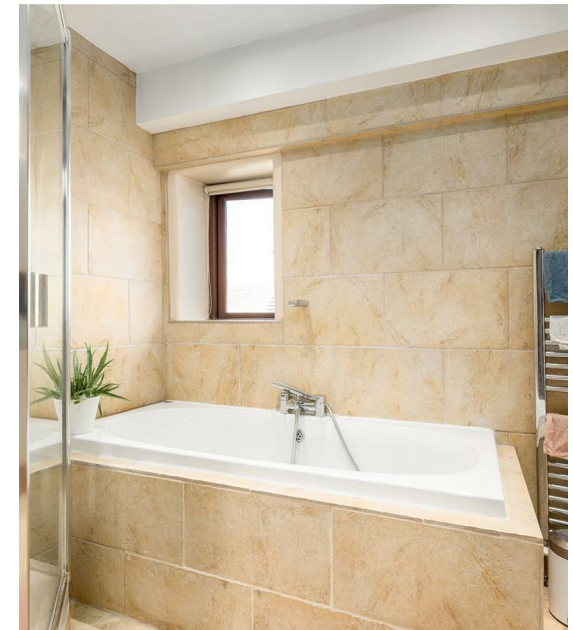
Really great living space and natural light, presented with fine style, and set in a lovely location

A delightful G2 Listed converted barn in lovely condition with a recently extended 19 ft lantern roof kitchen, utility & cloak, 24 ft living room with fireplace, 3 beds (1 en-suite), garage & ample parking. All in a gorgeous village just a few miles from Oxford & Bicester.

Charlton on Otmoor is one of those rather delightful villages many have heard of but fewer visit. Hence it has a sense of being well off the beaten track, with a vibrant and friendly community, while being within easy reach of road and rail as well as larger conurbations such as Oxford. Within the village there is an excellent pub, The Crown, an Ofsted highly rated First school, plus a 13th Century church. It all adds up to a really great place to live.

Manor Farm Barns is a small collection of historic agricultural buildings, converted into pretty houses in the late 20th century. Tucked away at the bottom of a meandering driveway flanked by lawn and trees, the setting is incredibly quiet and very attractive. Number 3 has undergone significant changes in our vendors' care that have transformed the usability. Extending the kitchen with a lantern roof has created a wonderful hub to the whole house. And in the process a utility room has been created, freeing up space in the kitchen. The flow has also been changed so that the living space works in a way it didn't before. Hence it's now the complete package, a stylish and cossetting village house ready to enjoy.

The thick timber front door opens into hallway with a smart real wood floor that continues through the cloak and sitting rooms. The stairs rise away to the right, their elegant painted spindles contrasting perfectly with a smooth timber handrail. Under them, a deep cupboard provides masses of handy storage. And next to that the cloak room is stylish with a bold colour scheme that contrasts perfectly with the warm timber and the clean white of the sanitaryware. Head into the living room and both the space and the light will impress you. At 24 feet in length this is a large room by most standards, and yet with the gentle mix of light wood floor and white walls it's still cozy and inviting - a coziness reinforced by the wood burning stove in its stone fireplace. To the front there are two windows that look down across the peaceful frontage. And at the rear, the vendors have cleverly opened up the entrance into the kitchen.



- Character barn conversion
- Three ample bedrooms
- Garage plus parking
- Gorgeous extended kitchen
- En-suite plus bathroom
- Pretty garden
- Generous living room
- Cloak room & utility
- A wonderful village

Walk through and you cannot fail to be impressed by the execution of this extension. The lantern roof light sits directly above the dining space, and directly behind it glazed doors fold right back to give you a full view of the garden. It's such a lovely, inviting space. But more than that, the practicality is excellent. A peninsula separates the kitchen area from the dining space, with a lovely set of classic units that are topped off with a wooden work top and a Belfast sink. And it impressed us that the attention to detail goes so far as the wall units being a lighter colour so they're less imposing as well as helping to maximise the light. That same attention to detail is why there's a vertical radiator to save wall space... Completing the downstairs, the utility room adjoins the kitchen, with plumbing for washing machine etc and here you'll also find more storage as well as a further work surface.

Head upstairs and the feeling of light and space continues. A broad landing leads off to two lovely, large bedrooms plus a third - complete with en-suite - on the second floor. Both the bedrooms on this floor are surprisingly good sizes. Even the smallest offers all the flexibility of guest room, child's bedroom or home office, and the view to the rear is out over the gardens behind. Next door, a somewhat larger bedroom gets the gorgeous outlook over the lane and out towards the church beyond. In addition, the large area at the base of the stairs to the second floor has been cleverly arranged as a very effective study/home office complete with shelving. This has been invaluable throughout the pandemic period as you can imagine! Also on this floor, the bathroom is unusual in that it houses both a bath and a separate shower, all beautifully presented and modern. And round the corner from the home office a further stairway leads up to the second floor. Occupying the whole of this roof area is just one bedroom plus an en-suite. Consequently, it's a wonderful suite with acres of space for whatever furnishings you desire, and the en-suite is pristinely equipped with a modern suite including power shower. The layout of the bedroom is such that building in some significant wardrobes/ store cupboards would be easy without remotely restricting the feeling of space. And that same lovely view across the village towards the church is even better up here...

Outside, the space is perfect for most needs. Looking at the front of the house, turn right and the tarmac area you can see at the end is owned by this house, providing space for two medium-sized cars. Next to them, the right hand of the two garages is also yours, with a pitched roof above that could offer ample storage if you decided to use the garage for a vehicle or convert it to a home working space (which might be possible - please ask if you need more info). At the rear of the house the garden is delightfully arranged to provide seating immediately behind the kitchen on a paved terrace. Beyond it the lawn stretches right down to the back fence, in which there's a gate for rear access. Borders to either side contain a pleasant and diverse array of plants ranging from Roses to shrubs, giving the whole space a soft and relaxing air. It's the ideal garden for most needs, pretty but also easy to maintain. And for those wanting greater places to stretch their legs, the village is surrounded by beautiful open land in which there are various bridleways and footpaths within just a few minutes' walk of this property.

Mains water, electricity, oil CH
Cherwell District Council
Council tax band F
£2,871-57 p.a. 2021/22

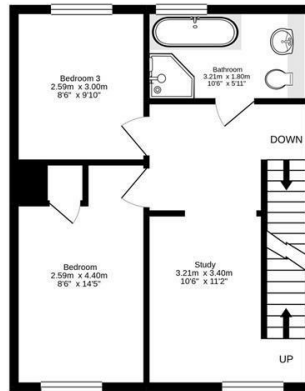




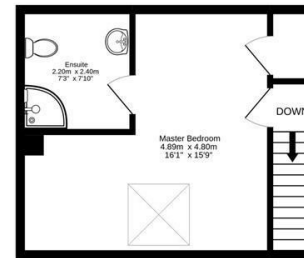
Ground Floor
72.6 sq.m. (781 sq.ft.) approx.



1st Floor
42.4 sq.m. (457 sq.ft.) approx.



2nd Floor
27.7 sq.m. (298 sq.ft.) approx.



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TOTAL FLOOR AREA : 142.7 sq.m. (1536 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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