





Bell Barn Cottage Farthinghoe Road, Charlton, OX17 3DF

Offers Over £325,000

So succulent we could almost eat it... Every part of this cottage is just adorable, and it has been beautifully renovated so that the next owner has absolutely nothing to do but enjoy.

Some 200 years old, and once the village jam factory, a gorgeous 2 bedroom cottage in delightful condition throughout. C.18x14 ft living room with fireplace, lovely kitchen, huge main bedroom, and a pretty landscaped garden. Great location in a popular village with easy access.

The local village website explains the village better than we ever could! So, with apologies for the plagiarism: Charlton is a small rural village situated in South Northamptonshire. With historical links dating back to the Iron Age, the parish church from Norman times, a manor house built during Henry VIII's reign, Charlton and nearby Newbottle are two truly beautiful English villages full of history. Sitting on the Oxfordshire county border, only 6 miles from the M40 for direct links to London and Birmingham, approx. 25 miles to Northampton, Oxford and Milton Keynes and more locally the market towns of Brackley, Banbury, Buckingham and Bicester are all within easy reach. Within the main village, we are fortunate to be well served with a local public house, shop, post office, village hall and playing fields offering many local activities and a well respected local primary school. The beautiful parish church is situated at Newbottle.

Character cottages are definitely "our bag", so don't expect impartiality. But Bell Barn Cottage is thoroughly splendid! To quote the vendors: "The cottage used to be the cart store for the big house next door. For a time it was a jam factory, and in the deeds there is a stipulation - still standing - that the house cannot be used commercially for the production and sale of 'jams, jellies, and preserves'! We think the little recess in the living room used to be the hatch where people paid for their jam. We were hoping it would be haunted but it definitely isn't, despite our best efforts!" The modern additions of a new boiler, solid wood kitchen, oak floors, all new windows and even chimney/wall and garden improvements all make it a sensible and easy buying prospect. But more importantly, it has that feeling of a house that has gently meandered its way through centuries, accumulating a delicious patina in the process.

Heading into the house under the rather pretty open porch, you reach the kitchen. Your first impression is of great charm. The elegant oak flooring underfoot continues seamlessly away from you throughout the downstairs. Looking around, this is some clever design work. The dark blue of the lower units contrasts perfectly with the sturdy timber work tops. And the decision to colour the units and tiles above cream was really clever as they melt away into the background as a result, flattering the proportions as well as enhancing the light. For a relatively compact space it's very successfully planned. A modern stainless steel sink is placed to watch the birds through the side window while washing up. There is plumbing for a washing machine, and space for a fridge/freezer. And where the modern boiler has been fitted to the wall, space underneath lends itself perfectly to a butchers block/table on wheels beneath as the vendors have done.

- The old jam factory
- Ample main bedroom
- Stylish & attractive bathroom
- Masses of character
- Bedroom 2 also a double
- Pretty, landscaped garden
- Large & bright living room
- Kitchen refitted in real wood
- Lovely order inside & out



Turning to the living room, first on the left a good size cupboard encloses part of the under stairs void, and beyond that the space is open. All the joists overhead have been painted white, a clever trick to raise the already high ceiling even further, while leaving the main spine beam traditional coal black really keeps its character. The fireplace ahead is equipped with a good size wood burner. Either side, bookshelves are fitted at a higher level, and a neat trick is a rough-hewn slab of timber fitted beneath as a TV stand. To the rear, the now closed window recess houses a wine rack! And as the house used to be commercial at one time, the window at the front is unusually large, encouraging great light and also providing a view down the lane opposite out towards the fields. Next to it, the porch behind the front door is closed from the room by a further door.

Head upstairs, and you will find two charming bedrooms. The larger of the two is far bigger than you would normally expect in a cottage, with more than ample room for the largest of double beds. There's also space to spare for a huge freestanding wardrobe, plus an easy chair, and a chest or two, and there's already storage built-in over the stairs! And, as downstairs the mix of stone, timber and well-chosen decor really highlight the character. Next door, the bathroom is as cleverly and elegantly fitted as the kitchen. A bath with a shower above and glass screen beside is surrounded by mosaic tiling. High-level cupboards hide all the usual bathroom nik-naks and there's also a chrome radiator for towels. The airing cupboard also nestles in the corner. Bedroom two is more compact. However, it's still amply houses a double bed, with space remaining for a desk, bureau etc. And a view from here across your own garden and the village beyond is lovely.

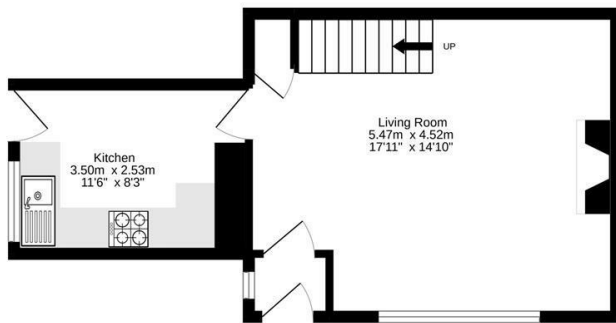
Outside, the house sits back behind the village pavement, facing down a lane hence there is nothing opposite you to stifle the light. The garden is all the left-hand side of the house. A pretty stone wall to the front ensures it is private, with a gate heading in from the lane next to the house. The immaculate paved terrace to the side of the house and wrapping round the rear provides a great spot for seating, barbecues, a glass of wine, and the lawn at the side tapers to a point, with a couple of pretty planted borders to the rear boundary, which is enclosed by a close-board fence. As with the cottage itself, the garden is brilliantly planned to maximise every inch, a relaxed and delightfully peaceful place to be.

Mains water, gas, electric
South Northants D C
Council Tax band D
£2,206 p.a. 2022/23





Ground Floor
32.2 sq.m. (346 sq.ft.) approx.



1st Floor
32.2 sq.m. (347 sq.ft.) approx.



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TOTAL FLOOR AREA : 64.4 sq.m. (693 sq.ft.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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