





Greystones Church Lane, Charlton On Otmoor, OX5 2UA

Guide Price £375,000

**The perfect balance between usability, charm and peace, with the added bonus of a large detached studio/hobby room.**

A delightful 18th century cottage sitting on a lovely lane, in a village that's exceptionally quiet yet still very close to Oxford and Bicester for amenities and access. Three beds, large living room with beams, beautiful garden with studio.

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. Greystones exhibits much of the best of what we all love in village cottages. We suspect it dates back to the 18th century, with beams and stone aplenty behind a facade that cannot fail to raise a smile. And the lane location is one of the quietest, most serene in this area.

Once inside, it's quite a surprise to find a large living room, the legacy of the fact this was once two cottages. Look up, and there are beams criss-crossing the ceiling. Look down and the floor is beautiful natural slate. On the right, the fireplace houses a wood burner, a very welcome addition on a cold winter night. And unlike most cottages, this room is very light, with windows to front and side.

To the rear right, a doorway framed by old timbers leads up into the kitchen. It's an unusual layout, but surprisingly effective. Farmhouse style, timber units house a modern hob and Neff oven, plus a stainless steel sink, with space for a washing machine underneath. To the right those same farmhouse units curve round, combining a good amount of work surface space with deep cupboards underneath. Where the house has been extended to the rear, the door and window have been removed, and the kitchen carries on to provide a pleasingly light area housing more cupboards and work surface, with a space for a fridge freezer. And if you turn round, those original wall timbers confirm the history of this charming place.

- Much charm & character
- Large studio in garden
- Beautifully landscaped garden
- Bright & spacious sitting room
- Extended kitchen with wall beams
- Quiet position on small lane
- Three characterful bedrooms
- Pleasant modern bathroom
- Easy access Oxford & London



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Back across the living room, a glazed door to the rear heads to the stairs. Lovely exposed timber treads lead up to the landing that serves all rooms. Dead ahead, the smallest bedroom was created to provide a separate study. In this capacity, it is ideal as you can see; however, it would be equally useful as a child's room. Next door a much larger bedroom is a very generous double, with alcoves either side of the chimney breast providing ample space for shelves, wardrobes etc. And from here the view of the cottages and the church is one of the loveliest we know.

Further down the landing, the first door opens into the bathroom. A pleasant white suite frames a cork tiled floor, an eco-friendly surface that's also warm underfoot. A power shower is fitted over the bath, and an airing cupboard provides useful storage to the side. Next door, the last of the three bedrooms is another pleasant double, here exhibiting those same wall timbers as downstairs. And storage is taken care of with a cupboard built-in to the left-hand side.

Heading outside, at the front the house sits back from and a little above the level of the lane. With no kerbs or restrictions the tarmac gently gives way to a frontage that includes stone-edged plant beds either side of the steps to the front door. And these plant beds are beautifully stocked with a wide array of pretty flowers, climbing roses, wisteria, etc.

On the left a path leads round the side of the house to the back garden. It has been beautifully, and industriously, landscaped to grow all manner of vegetables and flowers. Brick paths meander between beds, containing apples, daisies, roses, ferns, not to mention cabbages, spinach and similar. Clearly this was built by gardeners far more capable than I! And as you head down the garden, there's even a spot with a bench (not included) from which to survey and admire your handiwork, with the beautiful parish church just peeping up over the roof.

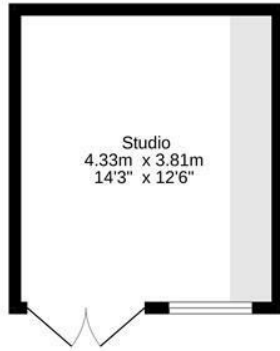
At the end of the garden, the studio is sizeable. Double ledge and brace doors to the front make access very simple. The roof has been replaced, with felt overlay and marine ply underneath. It's an extremely effective workspace, currently used as an artist studio for which it is perfect as there's a large window looking back down the garden, and this brings in excellent light. The uses this space could be put to are endless. And this of course includes a very effective home office or gym if desired.

Mains water, Economy 7 CH  
Cherwell District Council  
Council tax band D  
£2,192-14 p.a. 2023/24  
Freehold

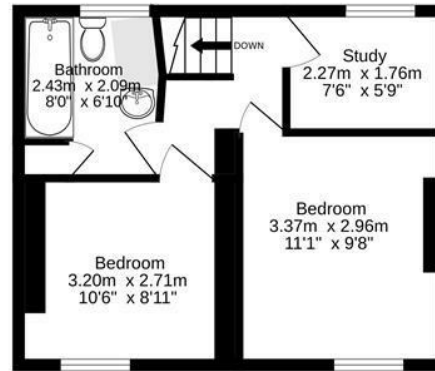
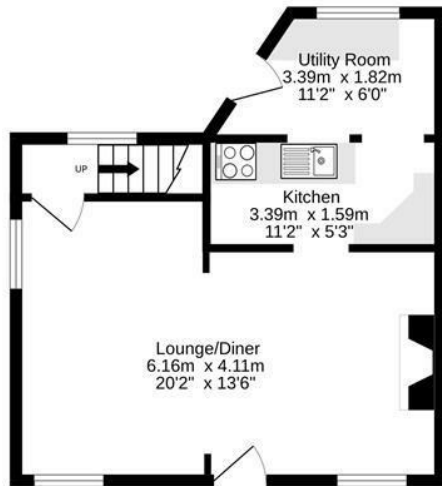




Ground Floor  
51.4 sq.m. (554 sq.ft.) approx.



1st Floor  
29.7 sq.m. (320 sq.ft.) approx.



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TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>86</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            | <b>27</b>               |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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