





**The perfect balance between usability, charm and peace, with the added bonus of a garage/workshop.**

A delightful 18th century cottage, in a village that's exceptionally quiet yet still very close to Oxford and Bicester for amenities and access. Two beds, large living room with beams, fantastic condition with garage/workshop.

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, which has a wide variety of food vans every weekend. An Ofsted highly rated First school, plus a 13th Century church. It all adds up to a really great place to live. Sunrise Cottage exhibits much of the best of what we all love in village cottages, interestingly the cottage was once the village sweet shop many moons ago. We suspect it dates back to the 18th century, with beams and stone aplenty behind a facade that cannot fail to raise a smile. The local play area will soon be upgraded as a result of winning a grant. And not forgetting that Charlton on Otmoor is well served by 3 local farms, selling a marvellous array of produce from eggs, to flowers and jams.

Step through the small iron gate into the courtyard garden, flanked with various shrubs and plants. Once inside, it's quite a surprise to find a large living room, it feels open, bright and welcoming. Look up, and there are beams criss-crossing the ceiling that is beautifully complemented by the recently upgraded oak flooring. On the right, the exposed stone fireplace houses a multi burner, a very welcome addition on a cold winter night. The multi burner benefits from a back boiler that is connected to a wet radiator system. There are two integral book cases which would satisfy even the most avid book reader, finished in the same wood as the staircase and under stairs storage.

- Much charm & character
- Modern kitchen
- Easy access Oxford & London
- Bright & spacious sitting room
- Two characterful bedrooms
- Private romantic courtyard garden
- Long kitchen/dining room



To the rear, an archway leads into the L-shaped kitchen, it's an unusual layout, but works perfectly. Traditional style units house a modern hob and Neff oven, plus integral dishwasher and washing machine. To the right those same traditional units curve round to form a convenient breakfast bar with space for fridge freezer. All beautifully finished with wooden counter tops. There is a window looking into the storage area of the dining room which has the same units as the kitchen. There is a further archway taking you into the dining area, where you will find the same tiled flooring as used throughout the kitchen. The dining room is lovely and light with double french doors to the rear and Velux windows above.

Back across into the living room, to your left is the staircase which only very recently was re-carpeted. The same carpet continues onto the landing and throughout the bedrooms. The main bedroom is straight ahead, it is a generous sized room with space for a good sized bed. There is small loft hatch above the bed offering storage for Christmas decs and the like. The bedroom benefits from built in wardrobes on either side of the room, with glazed doors sympathetically finished in the same wood as seen downstairs. Dead ahead, is the second bedroom, via a small step up onto the threshold with the airing cupboard to your right. This room is being used as a spare bedroom and study, it would however comfortably house a double bed.

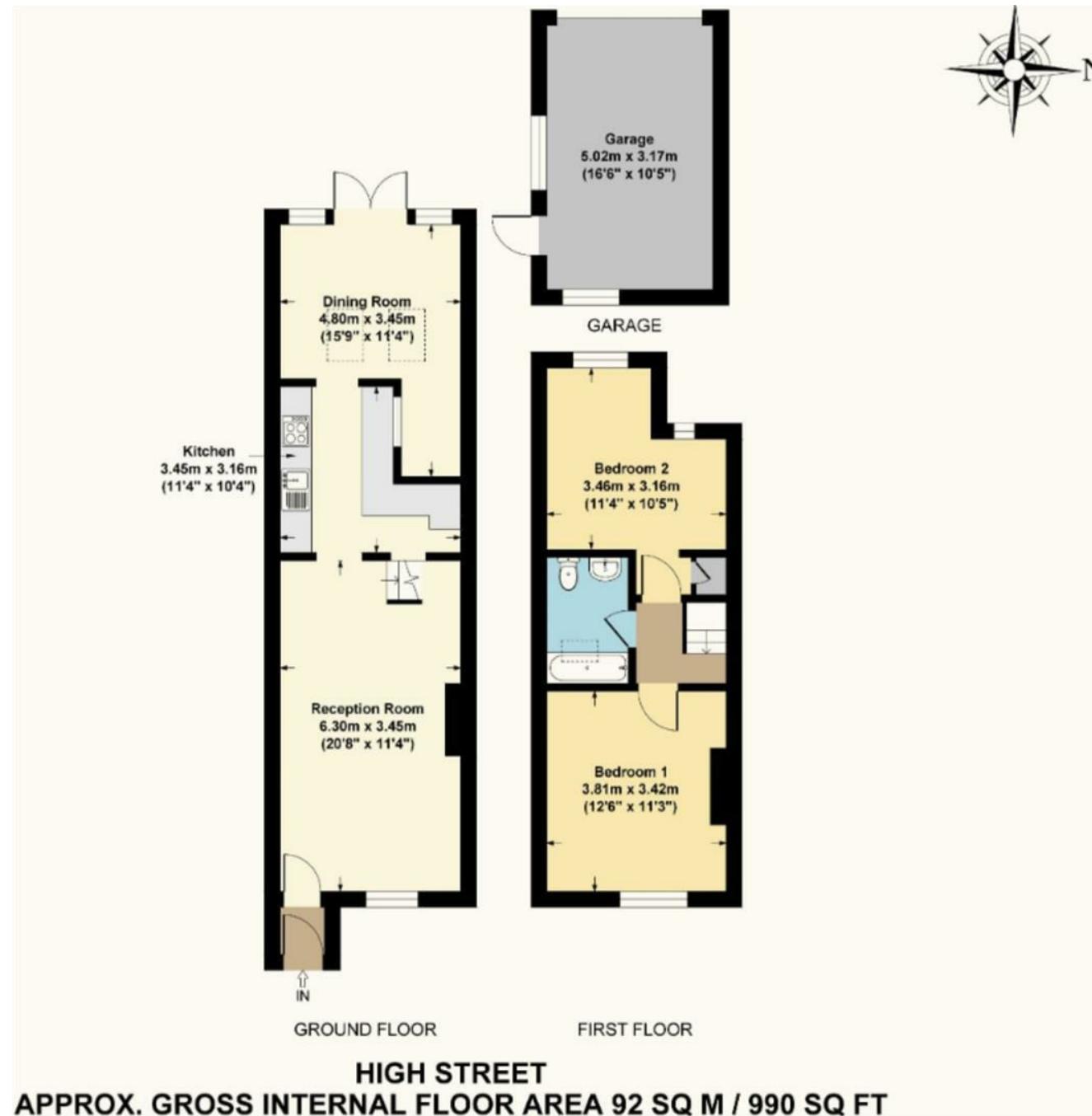
Back onto the landing and into the bathroom, a great space with bath, electric shower overhead WC and basin. Lovely clean white suite with electric heated towel rail recently tiled throughout, plenty of natural light from the velux window overhead.

Heading outside into the courtyard at the rear. Traditional stone raised flower beds on either side of the garden containing roses, shrubs and an array of other flowered plants. To the right is a covered area leading into the garage, which is accessible from a private lane off the High Street shared with the neighbours either side, there is also a gate.

Mains water, Economy 7 CH  
Cherwell District Council  
Council tax band E  
£2,679.28 p.a. 2024/25  
Freehold







Material Information QR Code:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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