





This might just be the perfect family house.... Great style and panache mixed with huge practicality. Did we mention the view?!

A splendid, extended four bed house in almost perfect condition throughout, with gorgeous gardens & overlooking fields. Beautiful kitchen, main bed with dressing room & en-suite, ample parking plus garage. Great village with many amenities & just a few miles from Banbury/Brackley.

Charlton is a well-kept secret... Situated on the South Northants/North Oxfordshire border, it dates back to the Iron Age with a parish church from Norman times and a 14th century Manor. While the village feels distinctly rural, it's only 6 miles from the M40 for swift London/Birmingham access, and barely a few miles from Banbury, Brackley & Bicester. Within the main village there is a local public house, a shop & a post office, village hall and playing fields, and a well respected local primary school.

Myers Close is a low density mix of post-war houses sitting on the edge of the village but just a few minutes' walk from the school and other amenities. Number 17 sits in a position that has ensured it has one of the largest plots as well as the most wonderful views over farmland. Once inside, the extensions and improvements that have been continued right through to today make it a truly wonderful home. It manages that tricky balance between having a smartness and style that makes an owner proud, while still feeling relaxed and comfy. And everything centres round the ideal family day space - a kitchen large enough for all needs. There is no such thing as "ideal", but this house gets pretty close!

The front door opens into a bright hallway, with the stairs rising on the left side. On the right, the living room is bright and characterful, a good size with the red brick fireplace a pleasant feature. Back to the hall and a large under stairs cupboard sits next to a cloak room that's tastefully finished with a new suite and a tiled floor. At the rear the utility room is quite a surprise as it's larger than many kitchens! Various units offer good extra storage, and there is space for a large fridge, as well as plumbing for a washing machine and drier under a work top with a stainless sink. And with a door to the garden this is the perfect boot room/ dog's lobby.

Head next door and the kitchen is the centre piece of the house. At 20 x 16 feet, it's a delightful room that accommodates almost any need. A large table and chairs sit unobtrusively to one side, with ample room remaining for a sofa, dresser with ease. And that's just half the space as the kitchen units run along the front wall and round to a deep breakfast bar. Quite aside from the space, it's the feeling of this room that's so inviting. Glazing across the rear plus roof light windows above bring in such excellent light and flatter what is already a really large room. And with doors out at the rear, the garden really is connected to the house.

- Stunning garden & view
- Beautiful kitchen/breakfast
- Summer house & sheds
- Electric car charge point
- Four double bedrooms
- Living room with electric fire woodburner
- Garage with power
- En-suite and dressing room
- Utility & cloakroom
- Generous driveway



17 Myers Close, Charlton, OX17 3DW

Offers Over £475,000

Upstairs the house continues giving in spades. Four bedrooms all provide ample accommodation, with even the smallest a compact double if needed - and cleverly, the over-stairs slant has been topped off with a drawer so no space is wasted. This room looks over the top of the properties opposite, which with their low roofs are hardly noticeable. A larger double next door also faces out to the front. Down the landing another double room enjoys the fabulous view over the fields to the rear. And opposite the family bathroom is beautifully fitted, with pretty blue tiling round the walls that contrasts perfectly with the smart white bath suite.

The main suite however is the real attraction. The view of course is already noted, but the thought of waking up to this outlook every day is pretty special! The bedroom is large, and efficient as there is a generous set of wardrobes/store cupboards fitted to the near corners. This frees up the rest of the room for the largest of beds and even an easy chair. And next door the dressing room really is a joy; with a pair of deep eaves cupboards it is genuinely able to house a dedicated dressing table. The en-suite next door is delightfully fitted with a neat sink and vanity unit to one wall with a large, low-set shower to the other. It's smart and cossetting.

Due to the way the road as designed, this house sits in a double width plot. Head to the front and the driveway is enclosed by close board fences. Between the shale on the right side and the concrete driveway to the left, this is plenty of space to house four or five cars with ease. The garage is integral, note that the door is boarded up on the inside as it's currently set up as a very useful gym. A path down the left side leads to the garden via a wooden gate. On the other side is a garden that delights from first glance. A terrace runs the whole width of the house at the rear, complete with brick barbeque to the left and masses of space for seating and dining on the right.

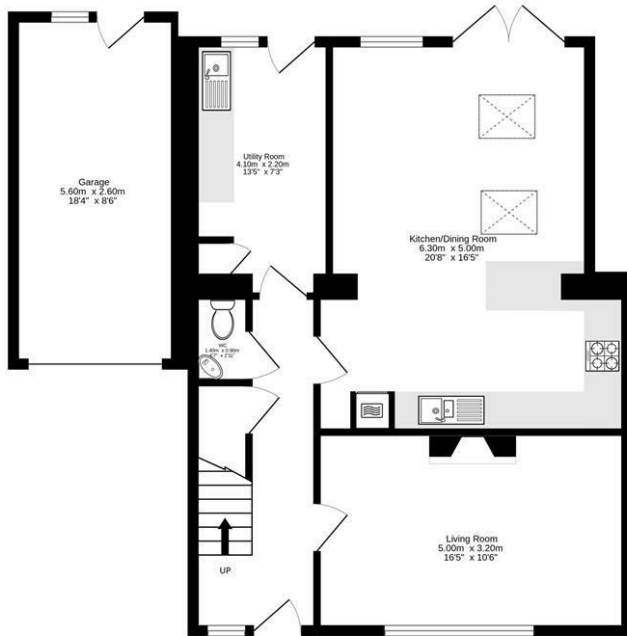
The broad expanse of lawn runs for some 100 feet from the back of the house, broadening to around 80 feet at the bottom! Consequently the couple of sheds and a greenhouse on the left are barely noticeable. Beyond them, decking has been laid at the bottom left corner and an octagonal summer house set on top, the perfect place for an evening glass of wine, enjoying the ever-changing view over the farmland. Various veggie planters, selection of fruit trees, shrubs and flowers all have their own space, too, without the garden ever feeling full or cluttered. It all adds up to a completely delightful place with endless fun for a growing family. We really don't see many gardens this inviting at any price.

Mains water, electric, gas CH
West Northamptonshire Council
South Northamptonshire Area
Council tax band B
£1,576 p.a. 2022/23
Freehold

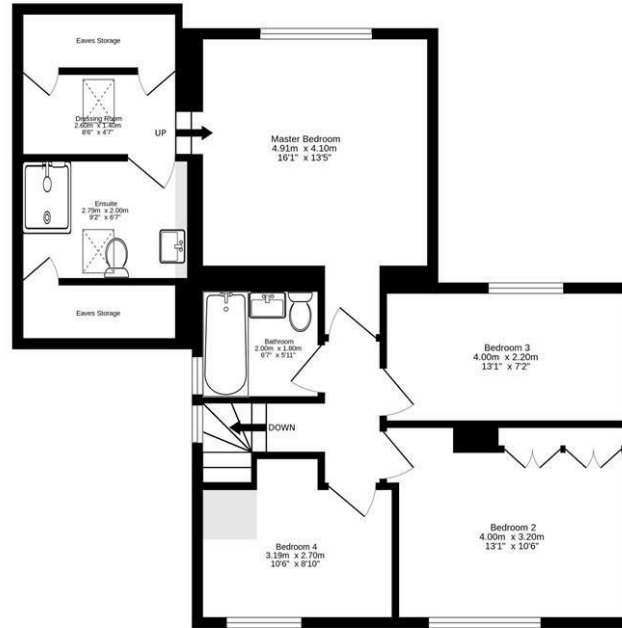




Ground Floor
77.7 sq.m. (836 sq.ft.) approx.



1st Floor
67.4 sq.m. (725 sq.ft.) approx.



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TOTAL FLOOR AREA : 145.1 sq.m. (1562 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		76	
(69-80) C			
(55-68) D			
(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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