





High Street, Charlton On Otmoor, OX5 2UQ

Offers Over £600,000

Quite apart from the delightful character on offer, this house is also wonderfully flexible with many options for living and working spaces.

Dated 1751, a rather wonderful G2 listed cottage with detached double storey barn & a double garage included, totalling c.2,500 sq ft. The house and barn are both packed with beams and character, and offer huge potential for improvement/expansion (stpp). No chain, be quick!

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.

Bottrell House is a bit of a treat. Having driven past it many times over the years, to finally see inside was a revelation. Every room just oozes character. Flagstone floors, thick hand-cut timbers, bread oven etc are all redolent of the image most have in their minds when they ask us for a character house. It is dated, but the overall summary is this is a house that's been well cared for historically and now needs bringing up to a 2021 standard. On its own the house is interesting, roomy and has a lot of potential. But in addition there is both a wonderful two storey barn (with power and plumbing) PLUS a double garage at the bottom of the driveway with power already connected. Its a slightly strange set up as the garden is not directly connected to the house, but in actuality as you and your attached neighbour share the driveway the whole could in fact be very practical and also safe for children and pets alike. As we already live in a three box setup, we of course think it's ideal!!

Entering the house for the first time, the immediate impression is one of warmth, history and welcome. The timbers and flagstone floors that greet you are somehow familiar and instantly you feel this is a friendly place. The stairs head off away from you and under them is a cloak room. Take a right and the living room is delightful. Original timbers overhead are pretty and interesting. Two large windows to the front also include window seats from which to enjoy the South Western sunshine. Either side of the chimney breast are alcoves in which shelves and cupboards are fitted, and between them the fireplace is charming with a wood burner fitted inside a brick surround with a hand cut timber lintel above. At over 24 feet in length, and a good width too, it's a much brighter and more useable room than usually found in a cottage of this age.

- 3 large bedrooms in main house
- Vast loft with good head height
- Driveway and good parking
- 2 large receptions with beams
- Double storey detached barn
- Lovely garden, at end of drive
- Well proportioned kitchen
- Double garage with power



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Across the hall, the same flagstones found in the hall continue into the dining room. Another bright room, the timbers overhead continue, and a further fireplace is present although this time including what appears to be the remains of a bread oven next to it. The proportions are great, ideal for a large table and chairs with more than enough room to spare for large dressers etc. And it's worth noting that to the side what is termed a "coffin door" panel in the wall gives access to take larger furnishings up the stairs while avoiding the turn. The door to the left leads through to a large kitchen. While dated now, the range of units fitted runs round three sides and are of excellent quality, hence those on a tight budget could easily use what is present today if desired until funds become available. It's an excellent size, similar to the dining room, perfect to house a large breakfast table. And next to the exterior door you will also find a pantry cupboard.

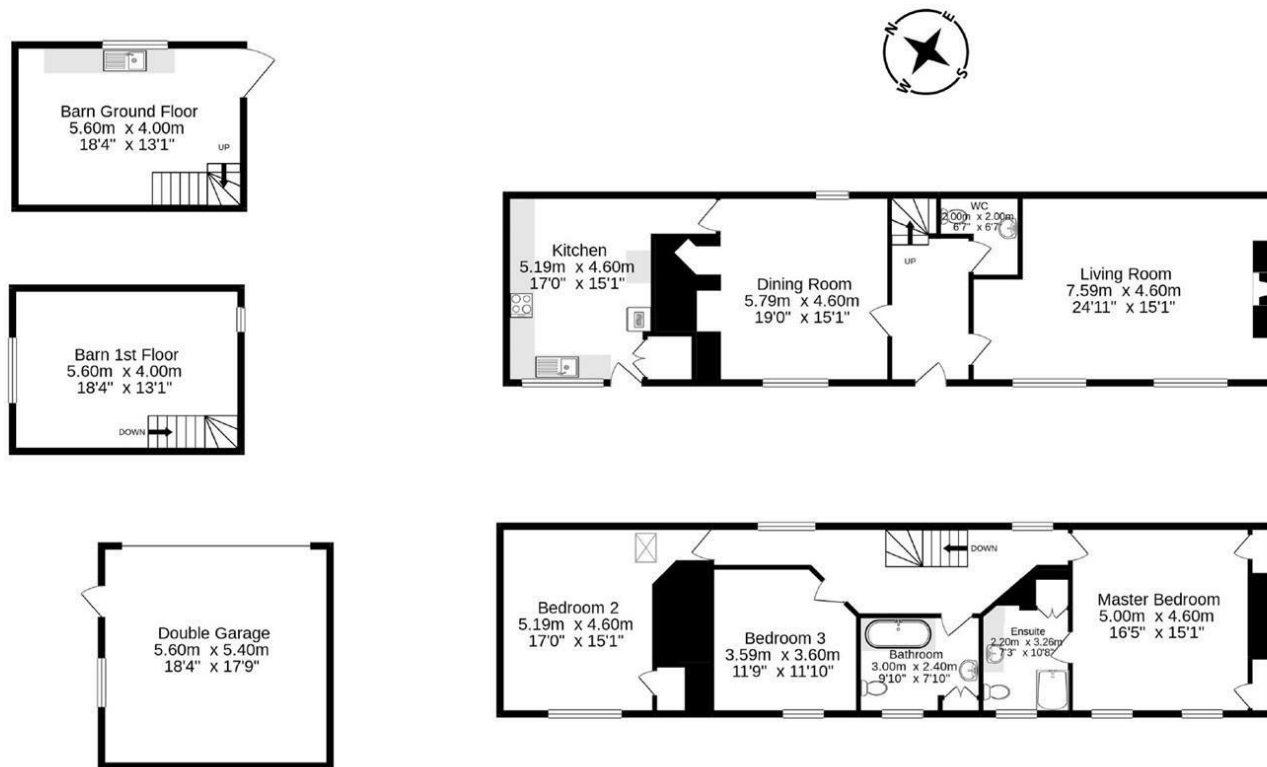
At the top of the stairs, the landing is bright and broad, with two large windows facing over the churchyard. On the left, the main bedroom is a fantastic space. As with the reception below, two windows with window seats overlook the driveway to the side with plenty of natural light flooding in. The dimensions are great, extremely well proportioned, and cupboards either side of the chimney breast assist in keeping the floor space uncluttered. And overhead an attractive spine beam runs the full width. Off to the side, the en-suite is a little dated and includes a walk-in bath. But it is a good size and in very good order. Further down the landing, the family bathroom is more recently refitted hence in excellent order, with panelling to the lower part of the walls a pleasing feature. Two further bedrooms are both lovely, characterful doubles. The first continues the same theme with a central spine beam overhead, and the dimensions are excellent, almost square. Note that the recess in the ceiling is the last evidence of the elderly owner's electric lift, now removed. The second bedroom is almost identical in size to the main, with eaves to both sides giving it a different character to the rest. And in the corner is another cupboard. NOTE the hatch in the ceiling above the landing leads into a vast loft. We suspect that it would be possible to develop into this space, subject to consents, but if you would like further information we would be happy to assist with investigations.

Outside, the parking for the house is across the driveway, next to a boxed-in enclosure on the left hiding the oil tank. On the right, the barn is a wonderful asset. Lovely beams to the ground floor ceiling are the rafters for the floor above. And on the first floor, the tall ceiling features the gorgeous exposed timbers in the roof void. The dimensions of the building are such that this could easily convert into an annex or home office - assisted by the provision of heating, plumbing, and drainage already fitted. Unusually, the boiler for both the barn and the main house is sited here, because it removes it from the house with the piping running under the driveway - which of course you have full usage rights for. Further down the driveway and opposite your attached neighbour, there is a block of two double garages, the right hand of which is yours. Again, power is already fitted, and this includes an electric double front door. A pedestrian door on the right side accesses the garden, which is pretty, generous and mature. Mainly lawn, there are lovely meandering borders stacked with a wide array of shrubs, flowers and trees. On a sunny day, the whole garden is bathed in light without interruption. And while it is not fenced off from the driveway currently, it could be enclosed if desired - but the fact that it is not pays testament to the position so far from any roadway. It is a delightful, peaceful place that is rare to find.

Mains water, drainage, oil c.h..
Cherwell District Council
Council tax band G
C.£3,290 p.a. 2020/21







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TOTAL FLOOR AREA : 239.2 sq.m. (2574 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		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	36	
(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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