



Charlton
Oxfordshire

Charlton, Oxfordshire

A Surprisingly Spacious Three Bedroom Detached Bungalow on a Much Larger than Average Plot, in a Rarely Available Position in a Popular Village Location.

A sought-after village on the Oxfordshire /Northamptonshire borders. The village has a number of facilities including a post office/village store, excellent village primary school, public house and church.

The local towns of Banbury, Brackley and Bicester provide everyday needs, whilst the larger centres of Milton Keynes and Oxford are both within easy reach. Train services to London Marylebone are available from Kings Sutton (approximately 1.5 miles away), Banbury and Bicester North to Marylebone and from Milton Keynes to Euston.

Schooling in the village includes pre-school and primary, with the popular independent prep schools of Winchester House (Brackley), Beechborough (Westbury) and Carrdus (Overthorpe) all within about a 10 minute drive. Secondary school catchment to Magdalen College School (Brackley) and the independent public schools local to the area include Bloxham School (Bloxham), Tudor Hall (Banbury), Stowe School (Stowe) as well as access to the numerous Oxford schools.





The Property Briefly Comprises Of:

- Hallway
- Living/Dining Room
- Conservatory
- Kitchen
- Utility Room
- Three Bedrooms
- Shower Room
- Rear Garden
- Large Timber Shed
- Front Garden
- Driveway with Parking for Two Vehicles
- Garage

The Property Benefits from Oil Central Heating and Double Glazed Windows.

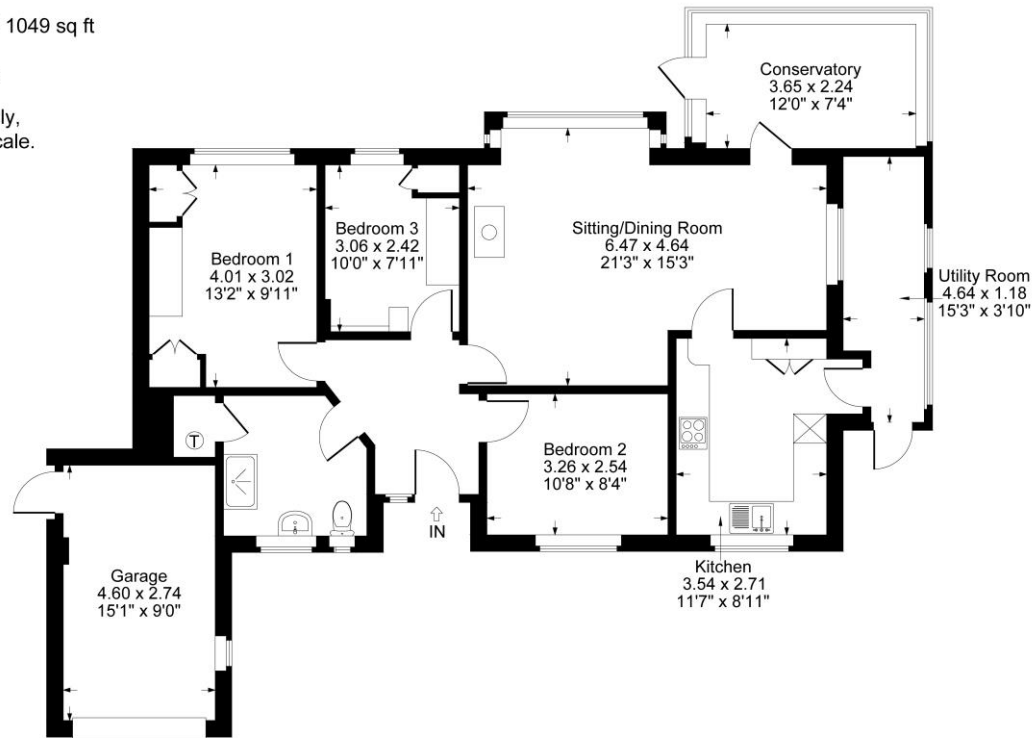
Guide Price: £440,000





Approximate Gross Internal Area = 97.47 sq m / 1049 sq ft
 Garage = 12.60 sq m / 136 sq ft
 Total Area = 110.07 sq m / 1185 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



Ground Floor

Local Authority

South Northamptonshire Council

Council Tax Band: C
 (Subject to change after completion)

Tenure

Freehold

Distances

Banbury c. 7 miles
 Bicester c. 11 miles
 Chipping Norton c. 16 miles
 Oxford c. 25 miles
 Birmingham c. 57 miles
 London c. 74 miles
 M40 Access c. 7 miles
 London via Bicester c. 43 minutes

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

Market House, Market Place, Deddington, Oxfordshire
 OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk
www.mark-david.co.uk

Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. 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.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

