





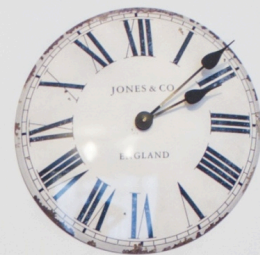
The Home

Offered to the market with no onward chain, this substantial and thoughtfully extended 1,156 sq. ft. four-bedroom family home occupies a wonderful position within the highly desirable village of Charlton, enjoying uninterrupted countryside views to the rear and a fantastic balance of indoor and outdoor living.

Lovingly owned since 2008, the property was originally chosen for its generous plot, beautiful garden and stunning rural outlook, all of which continue to make it a truly special place to call home.











The Ground Floor

A welcoming porch leads into the home, where a spacious yet cosy living room provides the perfect place to relax. Centred around a charming log-burning stove, this inviting space offers warmth and character throughout the seasons.

To the rear, the impressive extended kitchen/dining room forms the true heart of the home. Designed with both family life and entertaining in mind, it features a quality Magnet kitchen, premium granite worktops and a dual-fuel Rangemaster cooker. The entire extension benefits from underfloor heating, creating a warm and comfortable space that can be enjoyed all year round.

Further enhancing the ground floor is a generous utility room and a convenient downstairs cloakroom, providing the practicality every family home needs.



Upstairs & Beyond

Upstairs, the property offers four well-proportioned bedrooms, all beautifully presented and offering flexible accommodation for growing families, visiting guests or those working from home. These are served by a recently refitted four-piece family bathroom, finished to a high standard and comprising both a separate bath and shower.













The Garden

Outside, the landscaped rear garden is undoubtedly one of the home's standout features. Enjoying a desirable west-facing aspect, it captures the afternoon and evening sun whilst backing directly onto open countryside with spectacular far-reaching views towards Newbottle Woods. A large pond with a charming wooden footbridge creates an attractive focal point, while the generous plot provides ample space for children, pets and outdoor entertaining. The garden also benefits from a substantial shed, perfect for storage or an ideal hobby space. The combination of the sizeable garden, open outlook and absence of rear neighbours creates a wonderful sense of space and privacy rarely found in more modern developments. Mature and thoughtfully positioned trees further enhance privacy, meaning much of the garden feels secluded and not overlooked. To the front, an extensive driveway provides parking for up to five vehicles, a rare advantage in a village setting and ideal for growing households.



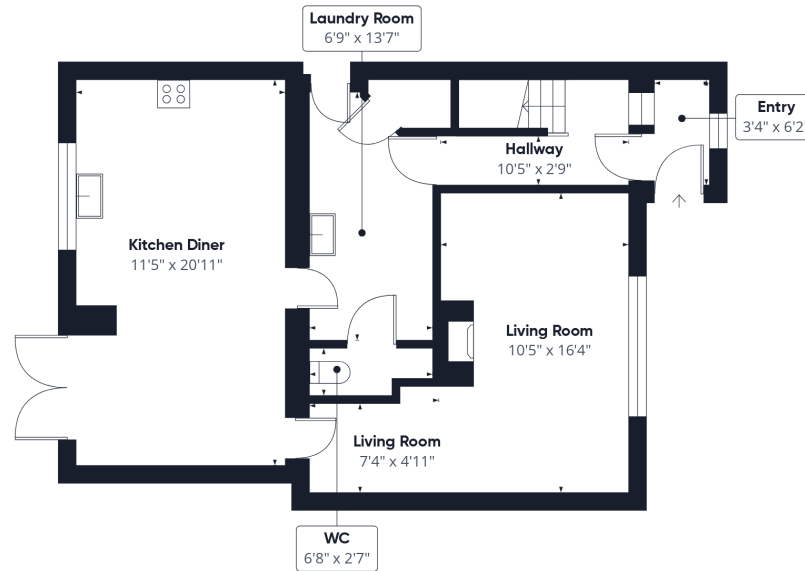
Charlton remains one of the area's most sought-after villages, offering a wonderful sense of community alongside excellent everyday amenities. The popular Rose & Crown public house and highly regarded Newbottle & Charlton Primary School are both within easy reach, while beautiful countryside walks can be enjoyed directly from the doorstep, leading towards Aynho, King's Sutton, Farthinghoe and the historic Rainsborough Camp. A pleasant walk also leads to the popular café at Hinton Airfield, a favourite local destination for coffee and breakfast.

The village also benefits from a sports field, home to local football and cricket clubs, with planned improvements set to further enhance this valued community facility. The village is ideally positioned for access to Brackley, Banbury and Bicester, making it an excellent choice for commuters seeking rural living without compromise.

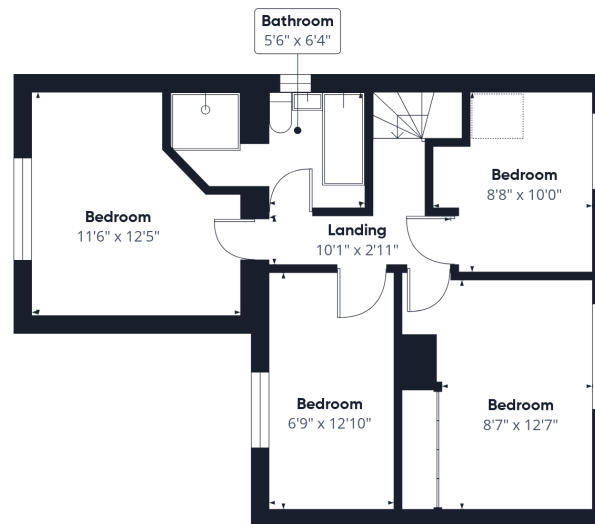


boughtons
family run estate agents

The Floorplan



Floor 0



Floor 1



Approximate total area⁽¹⁾
1156 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Boughtons Family-Run Estate Agents

Specialising in exceptional marketing, resulting in the quickest sales and maximum returns achieved.

(as per GetAgent statistics 2024)

Covering Brackley, Buckingham and beyond.

Phone: 01280 830090

Email: hello@boughtonsbrackley.co.uk

Email: hello@boughtonsbuckingham.co.uk



boughtons

family run estate agents