

LITTLE BARN

CHARLTON-ON-OTMOOR

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Charlton-on-Otmoor

Little Barn, Charlton-on-Otmoor

In the heart of the much-loved village of Charlton-on-Otmoor, Little Barn is a converted barn that blends rustic character with modern comfort. The home opens with a practical hallway and cloakroom, leading to a spacious open-plan living/dining area with exposed beams, log burner, and discreetly designed kitchen—ideal for both everyday living and entertaining.

The ground-floor main bedroom includes a stylish ensuite, while the mezzanine loft offers excellent flexibility as a second bedroom, office, or divided storage space. Outside, the wraparound garden provides secluded spots for relaxation and dining, complemented by a modern garden office, single garage, and driveway parking. Charlton-on-Otmoor is renowned for its welcoming community, countryside walks, and convenient access to Oxford and Bicester. With charm, individuality, and versatile spaces, Little Barn offers a unique balance of lifestyle and practicality.



Garage and Office/Gym

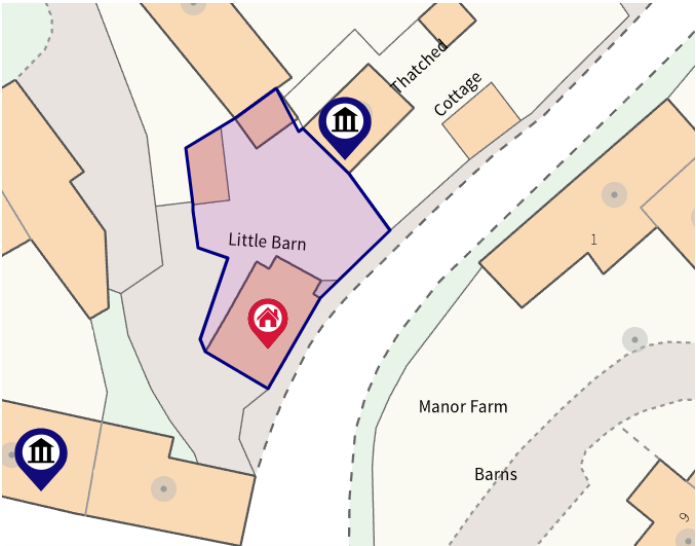
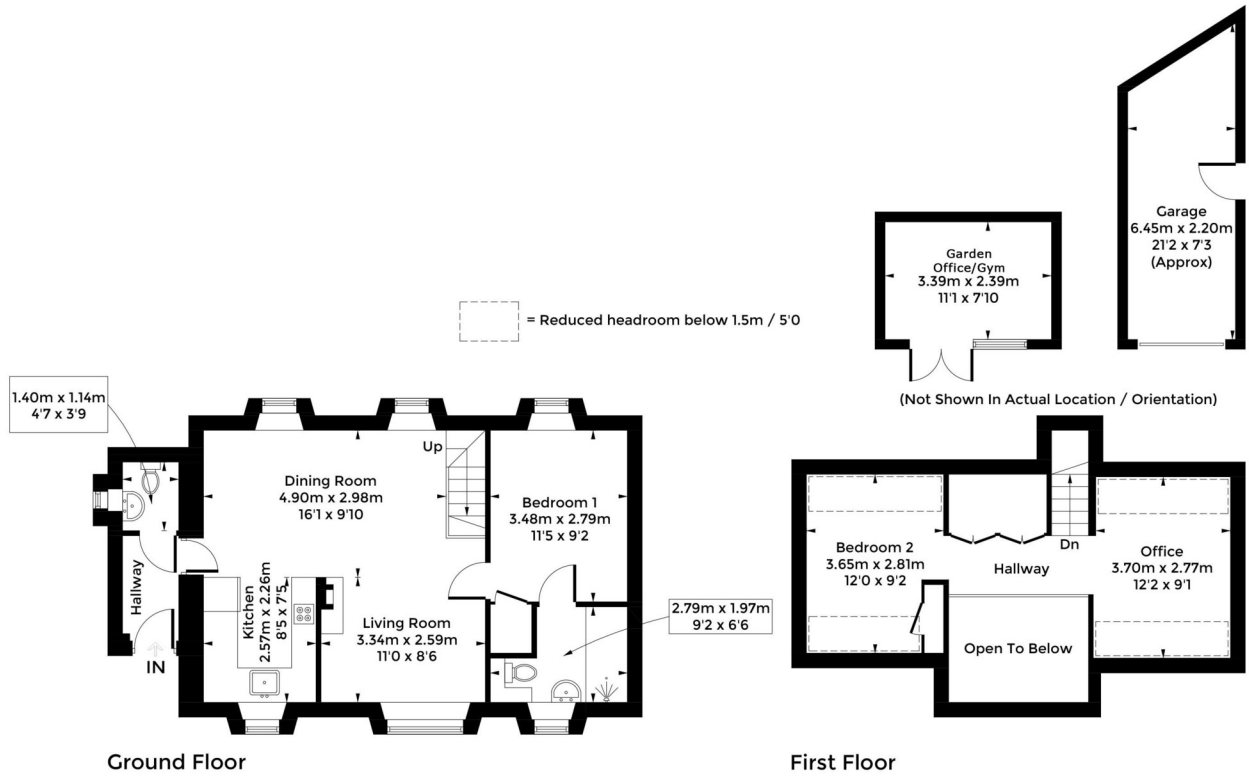
GUIDE PRICE

OIEO £400,000





Approximate Gross Internal Area = 84.62 sq m / 911 sq ft
Outbuildings = 20.8 sq m / 224 sq ft
(Including Garage)
Total = 105.42 sq m / 1135 sq ft



Council Tax:
Band D - £2,192

Parking:
Off-street parking

Local Authority:
Cherwell District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	46 E	
21-38	F		
1-20	G		

LOCATION COMMENT

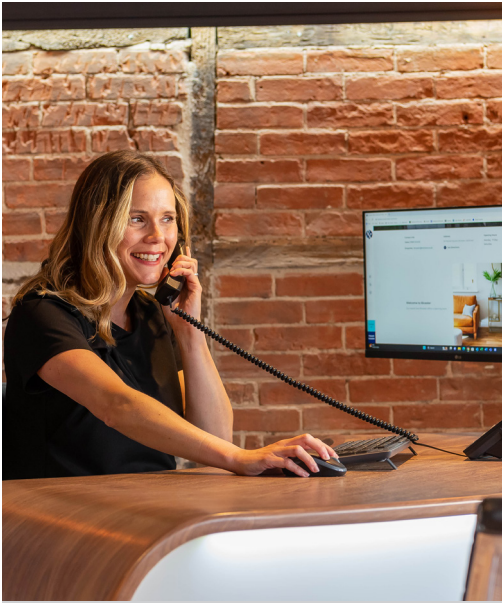
Charlton on Otmoor is a picturesque village close to Bicester and Oxford, surrounded by open countryside and an RSPB Nature Reserve. There is an excellent pub, The Crown, and an Ofsted highly rated First school. Many countryside walks can be accessed from around the village.

Road and rail communications are excellent, with rail services from Islip, Oxford Parkway, or Bicester, all offering a fast service to London Marylebone. A Bus route is just outside the village, linking to Bicester and Oxford.



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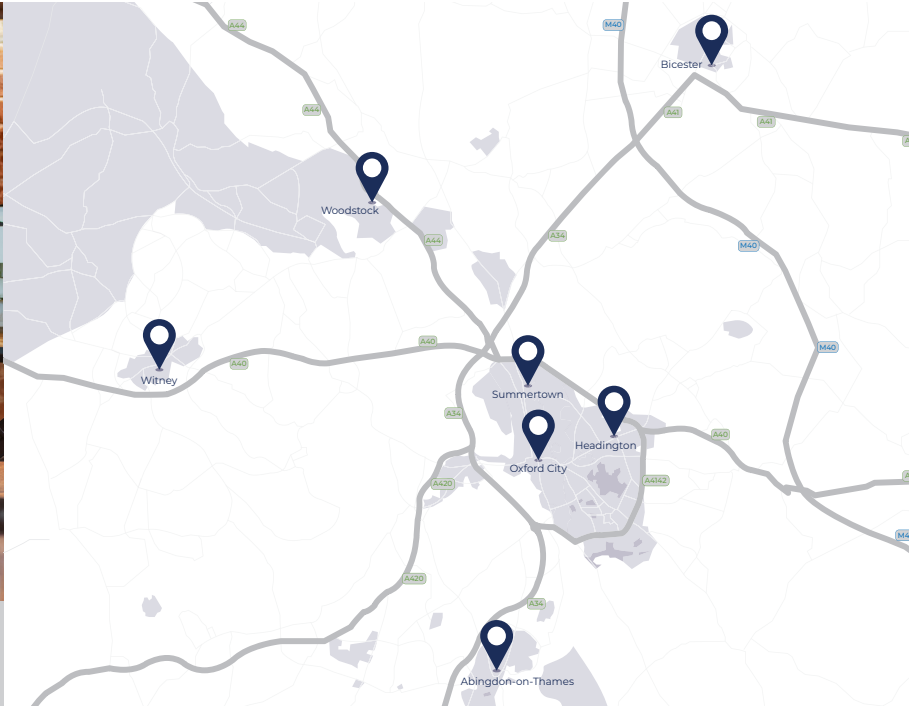
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