



## Westerleigh

Charlton, OX17

Guide Price £600,000

Coming to the market for the first time since its construction in the 1940's, Westerleigh offers a unique opportunity for those seeking a project in a highly desirable location. This three-bedroom bungalow, set on an impressive 1/3 acre plot, presents an exciting prospect for development, improvement, or even a complete rebuild, subject to the usual planning consents.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





## Westerleigh

Charlton, OX17

- Beautiful 1/3 acre plot
- Spectacular open views
- Potential development opportunity
- Nearby nursery & primary school
- Tenure Freehold
- Enviably village location
- Driveway & garage
- Popular local pub & restaurant
- No onward chain
- Council Tax E & EPC Rating D





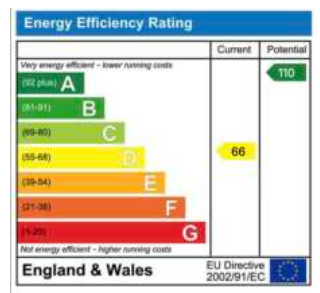
Coming to the market for the first time since its construction in the 1940's, Westerleigh offers a unique opportunity for those seeking a project in a highly desirable location. This three-bedroom bungalow is set on an impressive 1/3 acre plot, presents an exciting prospect for development, improvement, or even a complete rebuild, subject to the usual planning consents.

Originally built and owned by the family who ran the local village pub for 4 generations, the property boasts arguably one of the best plots in the area, with breathtaking, uninterrupted views over surrounding farmland. The expansive garden provides ample space for extension or landscaping, allowing you to truly make the most of this prime location. With a high roof pitch and original fireplaces, Westerleigh is the perfect canvas to create a bespoke home in a tranquil countryside setting.

Located in the picturesque village of Charlton, located on the Northants / Oxfordshire border, this property provides a peaceful lifestyle with easy access to nearby amenities and transport links. There are many options for local schooling, including the ever-popular Newbottle & Charlton primary school. The village is within a conservation area and has an attractive mix of housing. Charlton has a strong local community with an historic church, village hall, local cricket and football clubs and a popular village pub & restaurant, The Rose & Crown.

London Marylebone is accessible from Banbury, Bicester and Kings Sutton railway stations in under an hour, and the M40 provides easy access to the wider motorway network.

Tenure: Freehold  
 Local Authority: South Northants  
 Council Tax Band: E  
 Utilities: Mains electric, gas, water & water.







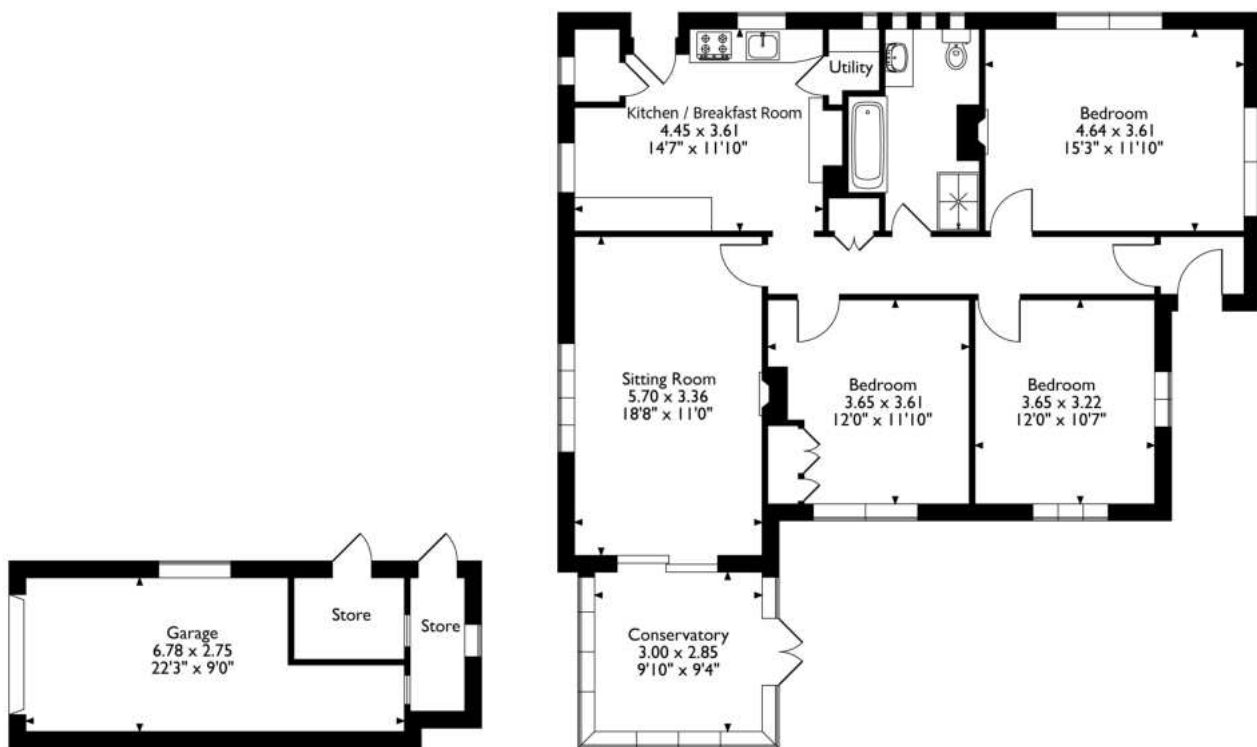
## Westerleigh, Drury Lane, Charlton, Banbury

Approximate Gross Internal Area

Main House = 108 Sq M/1163 Sq Ft

Garage/Outbuilding = 21 Sq M/226 Sq Ft

Total = 129 Sq M/1389 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

The Cherwell Agent hereby gives notice: i) these particulars do not constitute part of an offer or contract; ii) these particulars, pictures and plans are given in good faith and are for guidance only; iii) we have not carried out a structural survey or tested services, appliances or fittings.