



## Waxwing, Charlton Lodge

Charlton, OX17 3DR

Guide Price £750,000

Set in the idyllic village of Charlton, Waxwing is a unique residence within the historic Charlton Lodge. Originally part of an old hunting lodge, this property beautifully blends its rich historical roots with modern comforts, offering a home full of character and distinction.



**THE CHERWELL AGENT**  
VILLAGE & COUNTRY HOMES





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- Part of the old hunting lodge
- Total 2798 sq ft
- Terraced garden
- Ample off-street parking
- Tenure Freehold
- 4 bedrooms
- 5 bathrooms
- 3 reception rooms
- Sought after village location
- Council tax F & EPC rating D





The ground floor welcomes you with an impressively large drawing room, this in addition to the kitchen / dining room makes the perfect home for entertaining guests or relaxing in style. Adjacent to this is the study, ideal for those who work from home or desire a quiet retreat. A further sitting room can be used for a variety of uses, having the benefit of an adjoining shower/bathroom. Upstairs, the first floor boasts of three generously sized double bedrooms and a single bedroom all with their own bathrooms, ensuring comfort and privacy for all residents. The thoughtful layout provides spacious living space while retaining the lodge's historical ambience.

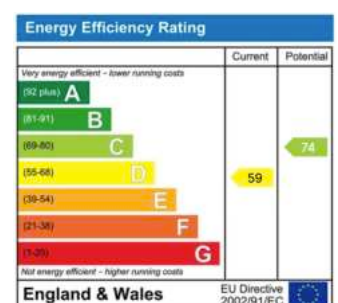
Outside, a pretty courtyard garden offers a peaceful escape, perfect for outdoor dining or simply enjoying the tranquil surroundings. There are three car parking spaces and a further single garage placed at the front of the building, making access on a daily basis very practical indeed. Waxwing at Charlton Lodge is more than just a home; it's a piece of local history waiting to be cherished by its next custodian.

Charlton is a much sought after village situated southeast of the market town of Banbury in open South Northamptonshire countryside bordering North Oxfordshire. It benefits from easy access southbound to the M40 at junction 10 or northbound at junction 11. Mainline railway stations giving a regular service to London Marylebone can be found at Banbury, Bicester and nearby at King's Sutton. The village is within a conservation area and has an attractive mix of housing. Charlton has a thriving community with the 13th century church of St James, C of E primary school, blacksmith forge, village hall, pub/restaurant and playing fields for cricket and football.

Local amenities can be found at the Post Office and Co-op in nearby King's Sutton. More extensive shopping facilities can be found at Banbury and Brackley, including a Waitrose supermarket. Bicester Village retail outlet is approximately 12 miles away, and the historic city of Oxford under 20 miles. There are excellent sporting facilities with golf at Buckingham, Cherwell Edge, Whittelbury and Tadmartin Heath, horse racing at Warwick and Stratford upon Avon and motor racing at Silverstone. Secondary schools in the area include Magdalen College School (Brackley) and Chenderit School (Middleton Cheney) with prep schools at Beachborough (Westbury), Winchester House (Brackley) and The Dragon (Oxford). Public schools are at Stowe, Tudor House and Bloxham, with bus services nearby to the Oxford Schools.

\*Please note there is a service footpath and rights of way formed over part of the land used when accessing the building. Please ask the selling agent for further details.\*

Tenure: Freehold  
 Local Authority: West Northants  
 Council Tax Band: F  
 Utilities: Mains electricity, gas, water & drainage.







Waxwing, Charlton Lodge, Main Street, Charlton, Banbury  
 Approximate Gross Internal Area  
 Main House = 248 Sq M/2669 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 260 Sq M/2798 Sq Ft



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.