



Duns Tew

Mark David
ESTATE AGENTS



Guide Price: £750,000

DUNS TEW

A Deceptively Spacious Four Bedroom Detached Residence (Over 3000sqft) Set in Gardens of Just Under a Fifth of an Acre Backing onto Fields with Countryside Views.

Ground Floor Accommodation

Spacious Entrance Hall – Engineered Oak Floor, Double Glazed Windows to Front Aspect, Stairs to First Floor with Large Understairs Cupboard with Light

Boot Room – Engineered Oak Floor, Range of Drawers and Hanging Rail, Light

Cloakroom – White Suite of Low-Level WC, Hand Wash Basin. Engineered Oak Floor, Double Glazed Windows to Rear Aspect, Built in Cupboards and Boiler

Lounge – Wooden Floor, Double Glazed Windows to Front and Rear Aspect, Two Hidden Sliding Doors To

Sitting Room – Attractive Fireplace with Wooden Mantelpiece and Tiled Hearth, Double Glazed Windows to Front, Double Glazed French Doors to Rear Garden, Engineered Oak Floor

Spacious Kitchen / Dining Room – Fitted with A Range of Matching Wall and Base Units with Marble Work Surfaces. Central Island with Inset Induction Electric Hob, Drawers, Cupboards and Breakfast Bar. Range Of Integrated Appliances Including Double Oven, Dishwasher and Larder Fridge/Freezer. Double Glazed Windows to Front, Rear and Side Aspect, Engineered Oak Floor, Arch To

Orangery – Fully Double-Glazed Windows with Bifold Doors Leading to Rear Garden and Lantern Light. Engineered Oak Floor

Utility Room – Single Bowl Unit with Cupboards Under. Range Of Built in Cupboards. Plumbing For Washing Machine and Tumble Dryer, Engineered Oak Floor, Door to Rear Garden





First Floor Accommodation:

Master Bedroom – Double Glazed Window to Rear Aspect with Panoramic Views Over Open Fields, Part Panelled Walls

Dressing Room – Range of Wardrobes with Open Hanging and Shelving Areas, Built in Drawers and Dressing Table, Two Double Glazed Windows to Front Aspect, Laminate Floor

Ensuite Shower Room – Comprising of Walk in Double Shower Cubicle with Rain Shower Over, Hand Wash Basin with Vanity Unit Below, Low Level WC, Part Tiled Walls, Tiled Floor, Double Glazed Window to Rear Aspect

Bedroom Two – Range of Built in Wardrobes and Drawers, Two Double Glazed Windows to Rear Aspect, Solid Wooden Floor

Bedroom Three – Double Glazed Velux Window to Rear Aspect, Stairs Leading to Mezzanine Level with Sleeping Area, Range of Built in Drawers

Bedroom Four – Solid Wooden Floor, Two Double Glazed Windows to Front Aspect

Family Bathroom – Comprising of White Suite of Panel Bath with Shower Attachment, Set of Twin Hand Wash Basins with Cupboards Below, Low Level WC. Linen Cupboard, Tiled Floor, Part Tiled Walls, Double Glazed Window to Rear Aspect

Outside

Detached Home Office - Wood Panelled and Insulated with Wooden Floor, Double Glazed Window to Rear Aspect with Field Views. Double Glazed French Doors with Windows Either Side to Front Aspect. Light, Power and Internet Are All Connected. Two Electrics Wall Mounted Heaters.

The Property Is Approached by Two Large Iron and Wooden Electric Gates Which the Property Is Located Behind with A Large Gravel Driveway with Parking for Numerous Vehicles.

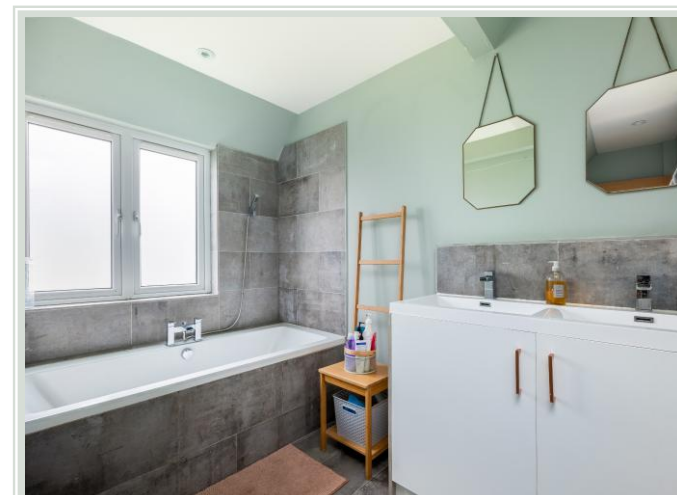
Access Can Be Gained to Both Sides of The Property That Leads to A Private and Enclosed Rear Garden with a Surprisingly Large Lawn with A Variety of Shrub Borders and Backs onto Open Fields. Outside Lighting and Tap.

SITUATION & AMENITIES

Duns Tew is a small village with a public house 'The White Horse'. It is close enough to the towns of Chipping Norton and Banbury but it remains in the heart of the countryside close to bridleways and footpaths. There are also facilities for livery.

DISTANCES

Deddington c. 3 miles
Banbury c. 9 miles
Chipping Norton c. 11 miles
Bicester c. 11 miles
Oxford c. 16 miles
Cheltenham c. 38 miles
London c. 61 miles
Birmingham c. 73 miles
M40 access c. 10 miles
London via Bicester c. 43 minutes
Oxford to London Paddington c. 1 hour





SERVICES

The property has gas fired central heating throughout. Mains drainage, water and electricity are also connected to the property

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Any other items are specifically excluded but may be made available by separate negotiation.

TENURE

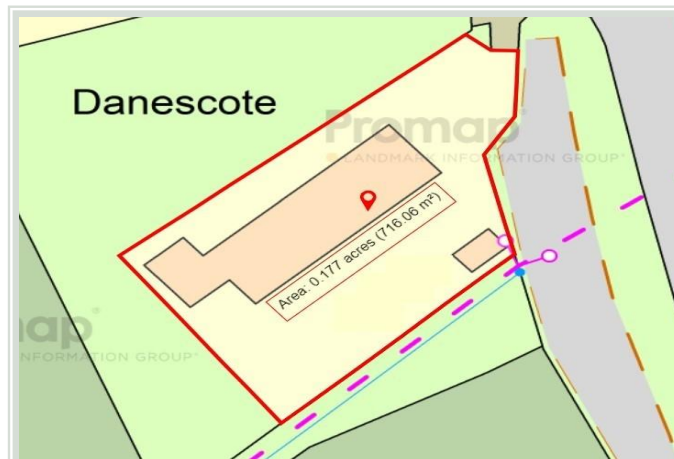
Freehold

LOCAL AUTHORITY

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

VIEWINGS

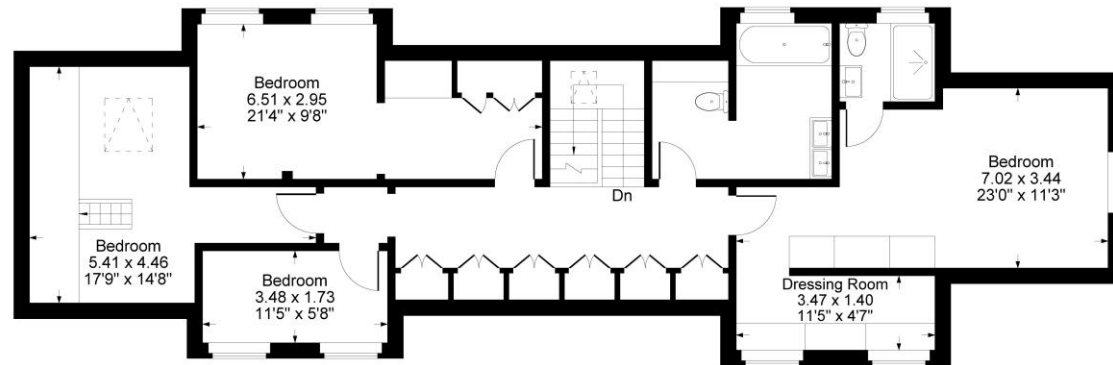
Strictly by prior appointment only with the agents,
Mark David Estate Agents, Deddington
01869 338898



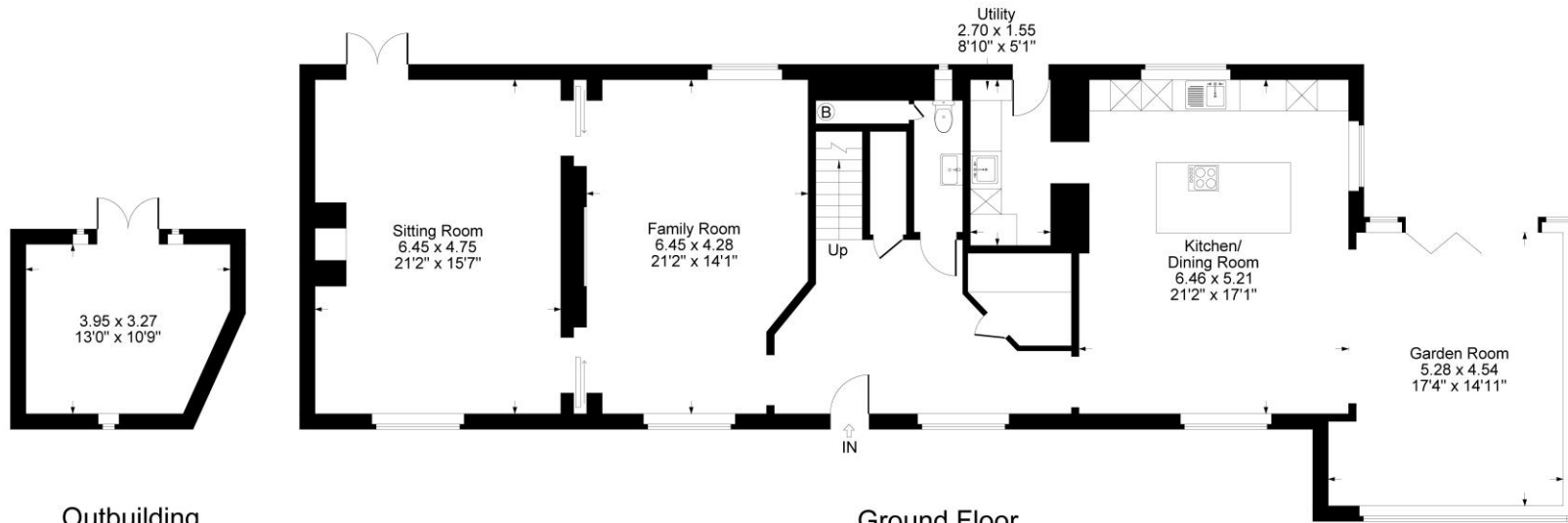


Approximate Gross Internal Area
 Ground Floor = 151.47 sq m / 1630 sq ft
 First Floor = 99.44 sq m / 1070 sq ft
 Outbuilding = 12.00 sq m / 129 sq ft
 Total Area = 262.91 sq m / 2829 sq ft

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



First Floor



Ground Floor

Mark David
 ESTATE AGENTS

www.mark-david.co.uk
www.mayfairoffice.co.uk

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

London Branch
 The Mayfair Office, Cashel House,
 15 Thayer Street, London, W1U 3JT
 Tel: 0207 467 5330

Branches also at: Banbury, Chipping Norton & London

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.

M1206

