



Enstone,
Chipping Norton, Oxfordshire

Enstone, Chipping Norton, Oxfordshire, OX7 4BX

A Stone Built Three Bedroom Home Situated in this Sought After West Oxfordshire Village.

Nestled in the heart of the Cotswolds, just five miles from the vibrant market town of Chipping Norton, Enstone is a charming and picturesque village that blends rural tranquility with exceptional connectivity.

Surrounded by gently rolling countryside and dotted with honey-coloured stone cottages, Enstone offers the perfect setting for those seeking a peaceful village lifestyle without compromising on convenience. The village boasts a welcoming community, a well-regarded primary school, a traditional pub, and a local shop with post office.

The nearby walks and bridleways provide ample opportunity to explore the scenic Cotswold landscape. Meanwhile, excellent road links, including easy access to the A44 and a short drive to Charlbury or Kingham railway stations, ensure effortless travel to Oxford, London and beyond.

Steeped in history and character, with the grand Blenheim Palace and Soho Farmhouse both within easy reach, Enstone offers an enviable mix of countryside charm and modern lifestyle amenities.





The Property Briefly Comprises of:

Ground Floor

- Inner Hall
- Cloakroom
- Kitchen/Diner
- Sitting Room

First Floor

- Two Double Bedrooms
- Family Bathroom

Second Floor

- Double Bedroom
- En-Suite Shower Room

Outside

- Enclosed Rear Garden
- Off Street Parking

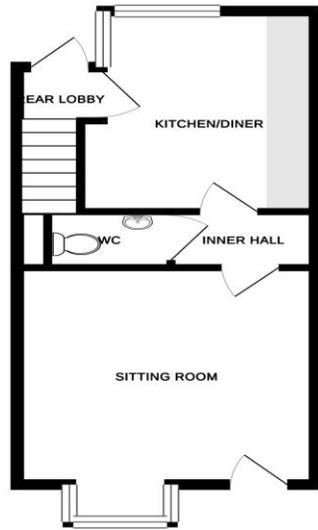
- Air Source Heat Pump
- Double Glazed Windows
- No Onward Chain



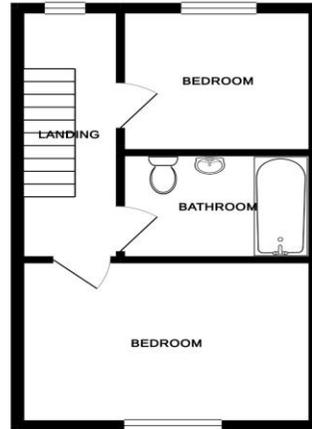
Guide Price: £415,000



GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 950sq. ft. (88.3 sq. m.) approx.

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Local Authority: West Oxfordshire

Council Tax Band: D

(Subject to change after completion)

Tenure: Freehold

Distances:

- Chipping Norton c. 5 Miles
- Woodstock c.7 Miles
- Oxford c. 15 Miles
- Deddington c. 10 Miles
- Banbury c. 12 Miles
- Cheltenham c. 28 miles
- Birmingham c. 50 miles
- London c. 70 miles

Rail

Charlbury or Kingham to London, c. 1 hr 20 minutes

Buyers Purchase Fee:

Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.

Mark David

ESTATE AGENTS

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