



Epwell  
Oxfordshire

Mark David  
ESTATE AGENTS







# EPWELL

OXFORDSHIRE

*An Attractive Five Bedroom Detached Stone Residence with Amazing Accommodation, Double Garage and Striking Larger than Average Garden which Backs onto Open Fields.*

*\*NO ONWARD CHAIN\**

Brief Ground Floor Accommodation:

Entrance Hall, Cloakroom - Living Room - Dining Room  
- Study - Kitchen/Breakfast Room - Utility Room

Brief First Floor Accommodation:

Bedroom Over the Double Garage with Annexe Potential -  
Master Bedroom with En-Suite -  
Three Additional Bedrooms - Family Bathroom

Brief Outside Space:

Hedge and Fence Enclosed Garden with Large Lawn,  
- Mature Trees and Shrubs -  
Gated Access to Rolling Countryside

Driveway with Ample Private Parking -  
Double Garage

In all about 2,668 sq.ft./ 248 sq.m.

**Offers Over: £800,000**





## ACCOMMODATION

### GROUND FLOOR

Entrance Hall - Stairs to First Floor. Beautiful Double Height Glazed Porch with Leaded Windows with Decorative Detail and Wooden Front Door

Cloakroom - Low Level WC. Pedestal Handwash Basin. Obscure Double Glazed Window to Front Aspect.

Living Room - Double Glazed Bay Window and French Doors onto the Garden. Two Double Glazed Windows to Side Aspect and Double Glazed Window to Front Aspect. Log Burner set in Decorative Brick Surround with Wooden Mantle. Double Doors into the Dining Room.

Dining Room - Double Glazed Window to Rear Aspect with Views Over the Garden. Double Doors into Hallway.

Study - Double Glazed Window to Front Aspect. A Perfect Space for a Desk and Ample Storage

Kitchen/Breakfast Room - Superb Range of Base and Eye-Level Units with Square Edge 'Silestone' CementoWork Surfaces and Tiled Splashback. Large Centre Island with Integrated Storage. Integrated Oven and Warming Drawer. Four Ring Induction Hob with Extractor Above. Integrated Dishwasher. Double Glazed Windows to Rear and Side Aspects with Door on to Garden. Integrated Microwave. Integrated Fridge Freezer.

Utility Room - Base and Eye Level Cupboards with Inset Sink and Drainer with Mixer Tap. Double Glazed Window to Side Aspect and Door to Garden. Space and Plumbing for Washing Machine and Further Appliance Space.





## FIRST FLOOR

Bedroom Two – Double Glazed Window to Front Aspect and Door onto External Stairway Allowing for Annexe Potential. Extensive Eaves Storage.

Bedroom One – Two Double Glazed Window to Rear Aspect with Views to Open Fields. Excellent Range of Fitted Wardrobes.

Ensuite – Beautifully Fitted and Fully Tiled. Wide Shower Cubicle with Thermostatic Shower. Vanity Wash Basin. Concealed Cistern WC and Bidet. Fitted Storage. Obscure Double Glazed Window to Rear Aspect. Two Wall Mounted Mirrored Medicine Cabinets.

Bedroom Three – Double Glazed Window to Rear with Exceptional Views.

Bedroom Four – Double Glazed Window to Front Aspect. Excellent Range of Fitted Storage.

Bedroom Five – A Generous Single with Double Glazed Window to Front Aspect.

Bathroom – Double Glazed Window to Side Aspect. Matching Suite Comprising Low Level WC. Pedestal Handwash Basin and Panelled Bath with Mixer Tap. Corner Shower Housing Mira Electric Shower. Fully Tiled Walls. Obscure Double Glazed Window to Side Aspect.

## OUTSIDE

Garden – An Exceptional Space with a Large Level Lawn Interspersed with Planted Beds and Mature Trees. Hedge and Fence Enclosed. Large Area of Hard Landscaped Terrace. A Gate at the Rear Provides Access on to the Rolling Countryside. Approx 1/5 Acre in Size.

Driveway – Ample Private Parking.

Double Garage – Two Up and Over Doors. Power and Light. Floor Standing Oil Boiler. Personal Door into the Utility.





#### SITUATION & AMENITIES

Epwell has a community feel about the village, it has a village hall which is well used with various activities taking place. There is Gardening Group and a Drama Group which holds two productions a year.

#### DISTANCES

Banbury c. 10 miles  
Chipping Norton c. 12 miles  
Bicester c. 23 miles  
Oxford c. 30 miles  
Birmingham c. 51 miles  
London c. 88 miles  
M40 Junction 11 c. 11 miles

Banbury to London Marylebone c. 1 hour

#### SERVICES

The property has oil 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

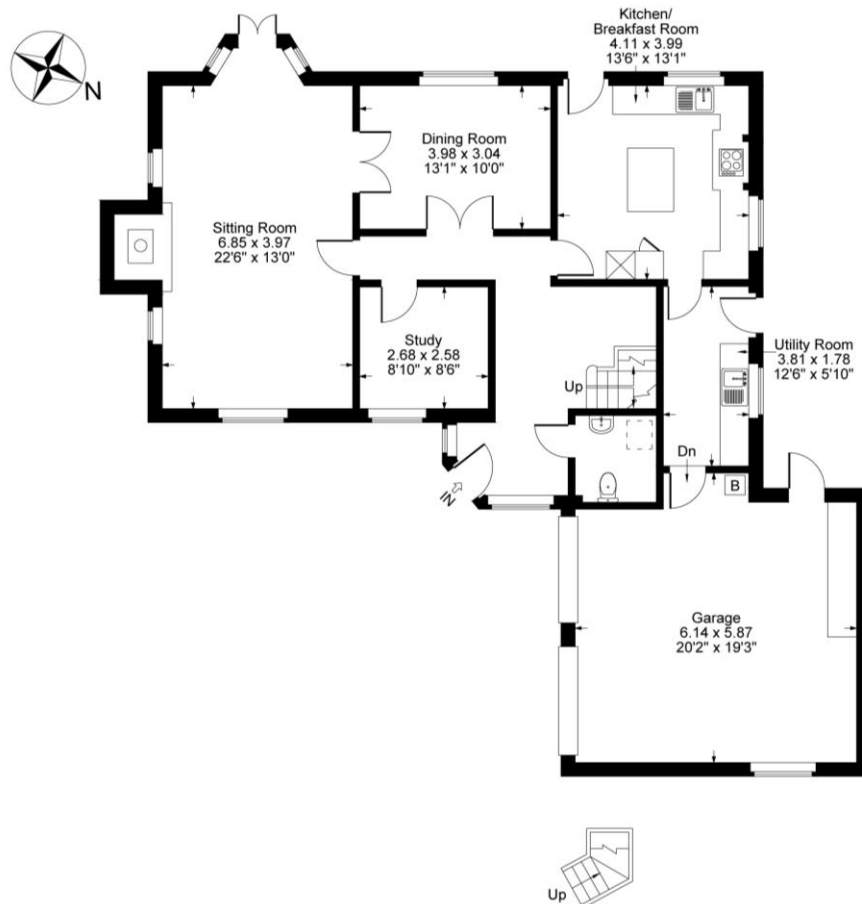
#### LOCAL AUTHORITY

Cherwell District Council  
Tel: 01295 227001  
Council Tax Band: G

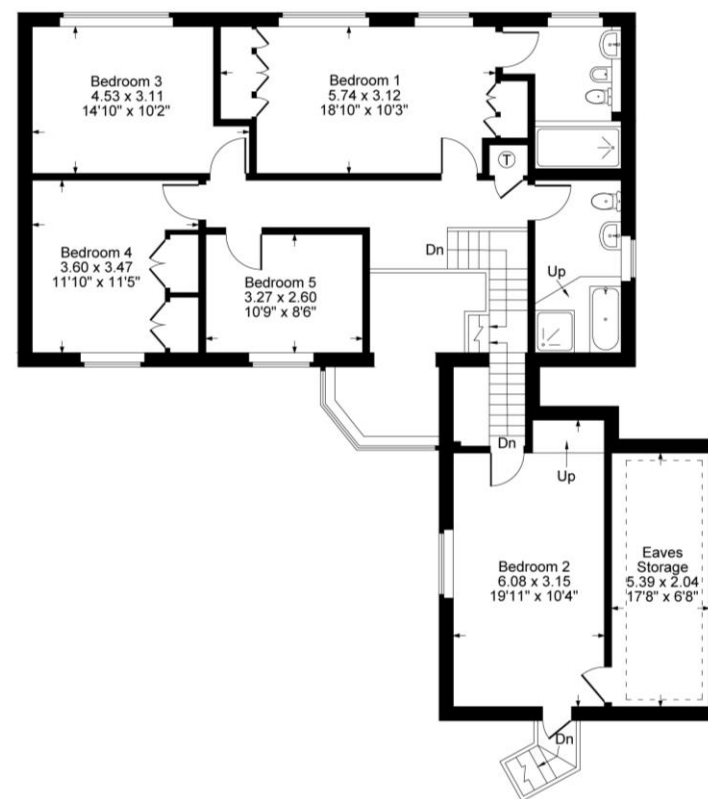
#### VIEWINGS

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





Ground Floor



First Floor

Approximate Gross Internal Area = 214.34 sq m / 2307 sq ft

Garage = 33.50 sq m / 361 sq ft

Total Area = 247.84 sq m / 2668 sq ft

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

# Mark David

E S T A T E A G E N T S

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