



Enstone,
Oxfordshire

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Built of natural Cotswold stone, an individual four bedroom detached house with private rear garden, garage and off road parking.

This pretty village lies to the north west of Woodstock and is surrounded by delightful countryside with an extensive network of footpaths and bridleways. The village comprises mainly period properties and benefits from two public houses, a village shop and Post Office and a primary school. Approximately 3 miles distant is the mainline station at Charlbury which offers a popular service to London Paddington. The charming town of Woodstock offers a greater selection of day to day shopping, public houses, cafes and restaurants with the historic City of Oxford providing a more comprehensive range of shopping and leisure facilities.



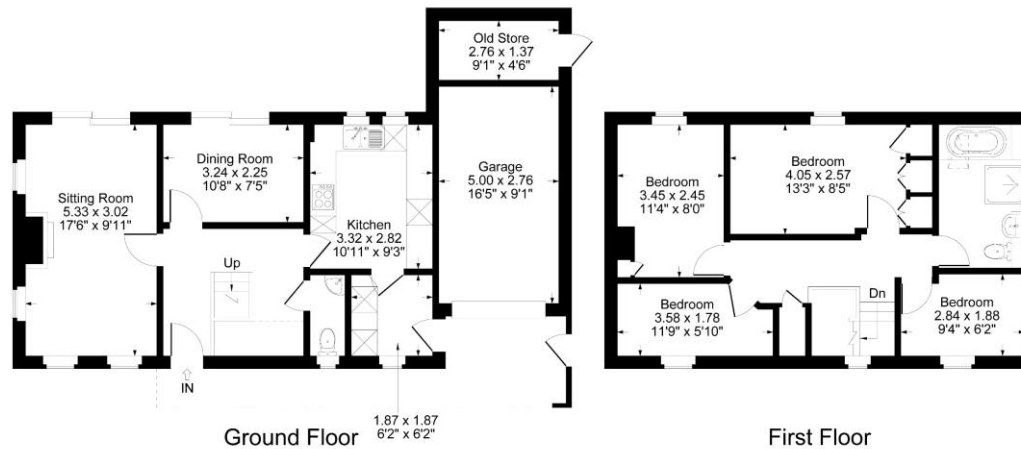


The Property Briefly Comprises of:

- Newly fitted kitchen
- Two reception rooms
- Cloak room and utility room
- Four bedrooms
- Bathroom
- Gardens front, side and rear
- Garage
- Off road parking



Guide Price: £495,000



Approximate Gross Internal Area
 Ground Floor = 49.99 sq m / 538 sq ft
 First Floor = 49.99 sq m / 538 sq ft
 Garage = 17.99 sq m / 194 sq ft
 Total Area = 117.97 sq m / 1270 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority
 West Oxfordshire District Council

Council Tax Band: E
 (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
 Charlbury or Kingham to London, c. 1 hour
 Bicester North or Banbury to London, c. 1 hour

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

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