



Enstone,
Oxfordshire

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A rarely available and extremely spacious three bedroom detached house set in good sized gardens with additional living accommodation.

Enstone is an attractive and historic Cotswold village located approximately 4 miles east of Chipping Norton in rural Oxfordshire. Forming part of the wider parish of Enstone, the village is set amid gently rolling limestone countryside on the edge of the Cotswolds and is characterised by a collection of traditional stone cottages, period homes and quiet country lanes. At its heart stands the historic parish church of St Kenelm's Church, parts of which date from the Norman period, reflecting the area's long heritage.

Enstone enjoys a peaceful rural atmosphere while remaining well connected to nearby market towns and Oxford, and benefits from amenities within the wider Enstone community including a village pub, local shop, primary school and village hall. Surrounded by open countryside and attractive walking routes, the village offers an appealing blend of historic character and accessible village living in West Oxfordshire.



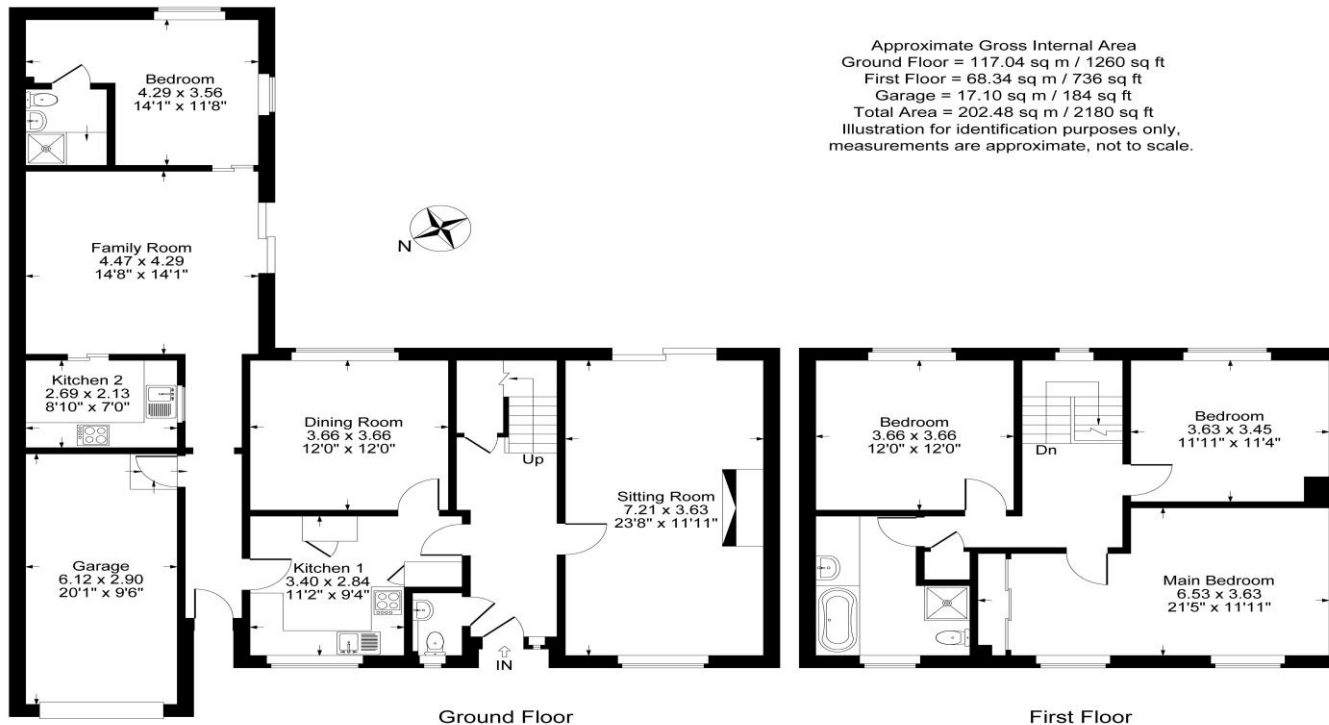


The Property Briefly Comprises of:

- Detached Residence
- Hallway
- Cloakroom
- Dual Aspect Sitting Room
- Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bath/Shower Room
- Additional Living Accommodation
- Kitchen
- Family Room
- Bedroom with En-Suite Shower

- Integral Garage
- Own Driveway
- Ample Off-Street Parking
- Enclosed Private Rear Garden
- No Onward Chain

Guide Price: £600,000



Approximate Gross Internal Area
 Ground Floor = 117.04 sq m / 1260 sq ft
 First Floor = 68.34 sq m / 736 sq ft
 Garage = 17.10 sq m / 184 sq ft
 Total Area = 202.48 sq m / 2180 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority: West Oxfordshire

Council Tax Band: F

(Subject to change after completion)

Tenure: Freehold

Distances

- Chipping Norton c. 5 miles
- Charlbury c. 4 miles
- Soho Farmhouse c. 5 miles
- Banbury c. 13 miles
- Oxford c. 20 miles
- Cheltenham c. 33 miles
- Birmingham c. 60 miles
- London c. 70 miles
- Charlbury or Kingham 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 on offer acceptance, to process a new transaction.

Mark David
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