



Duns Tew  
Oxfordshire



Mark David  
ESTATE AGENTS

# DUNS TEW

OXFORDSHIRE

*A Superbly Presented Tardis of a property (1958 sqft) with Four Double Bedrooms, Home Office and a Private Enclosed Garden. End of Chain Sale.*

**Entrance Porch** With Tiled Floor and Half Glazed Door to

**Entrance Hallway** Balustraded Staircase to the First Floor Level with Under Stairs Recess, Wooden Floor

**Sitting Room** Attractive Log Burning Fire, Double Glazed Windows to Rear Aspect, Wooden Floor, a Range of Book Shelves and Two Wall Light Points

**Kitchen Dining Room** Attractive Vaulted Ceiling with Two Double Glazed Velux Windows and Sliding Patio Doors to Rear Garden. Kitchen Area Is Fitted with a Range of Matching Wall and Base Units with One and a Half Bowl Sink Unit with Cupboard Under, Integrated Appliances Including Electric Neff Induction Hob, Built in Oven, Integrated Fridge/Freezer (Neff) Built In Washing Machine and Dishwasher (Bosch), Tiled Floor.

**Bedroom One** Double Glazed Windows to Front Aspect, Range of Built In Wardrobes, Wooden Floor.

**Bedroom Two** Double Glazed Windows to Front Aspect and Side Aspect, Wooden Floor.

**Bedroom Three** Double Glazed Windows to Side Aspect, Built In Cupboard with Central Heating Boiler.

**Family Bathroom** Comprising of White Suite with Large Freestanding Bath with Shower Attachment, Separate Walk in Double Shower Cubicle, Hand Wash Basin with Vanity Unit Below and Low Level WC. Double Glazed Window to Side Aspect. part Tiled Walls, Wood Floor with Under Floor Heating.

**Guide Price: £750,000**





## ACCOMMODATION

### FIRST FLOOR

#### Master Bedroom

With a Range of Built In Wardrobes with Double Glazed Velux Window to Rear Aspect, Double Glazed Dormer Window to Front Aspect, Bedroom Area: Double Glazed Velux Window to Rear Aspect, Two Built in Cupboards into Eaves.

#### Adjoining Shower Room

Having Tiled Floor with Under Floor Heating and and Comprising of Walk In Shower Cubicle with Rain Shower Over, Hand Wash Basin with Vanity Unit Below, and Low Level WC, Double Glazed Dormer Window to Front Aspect, Double Glazed Velux Window to Rear Aspect, Eaves Cupboard For Storage.

#### Outside

There is a Raised Front Garden with Mature Shrubs and Gravelled Area. Side Pedestrian Access to Rear Garden. Own Driveway with Parking for Several Vehicles Leading to Larger Than Average Garage with Electric Roller Door with Light and Power. Double Glazed Window to Rear Aspect, Door to Rear Garden.

#### Rear Garden

Laid with paved patio with Lighting and Steps up to a Lawned Area with Flower and Shrub Beds and Borders. There is a Detached Home Office with 2 Double Glazed Windows, Light and Power and Underfloor Heating. To the Rear of the Garden is a Greenhouse and Four Raised Vegetable Beds. The Gardens are Private and Not Overlooked.

The Property Benefits from Oil Central Heating and Double Glazed Windows.

## SITUATION & AMENITIES

Duns Tew is an attractive village situated away from main roads and surrounded by rolling Oxfordshire countryside. The village is composed of predominantly stone built houses and cottages with colourful old English gardens. Enjoying an elevated position gives the village good views to the north towards Deddington and the Barford and to the south towards Middle, Steeple, and Westcote Barton. Within the village, there is a Church, The White Horse Inn, and the village hall. Soho Farmhouse is approximately a five/ten-minute drive. Further comprehensive amenities can be found approx. 3 miles to the north in the village of Deddington whilst access to the M40 motorway can be gained at either junction 10 or 11. Bicester North, Banbury and Oxford Parkway train station provide an excellent service to London Marylebone.

## 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

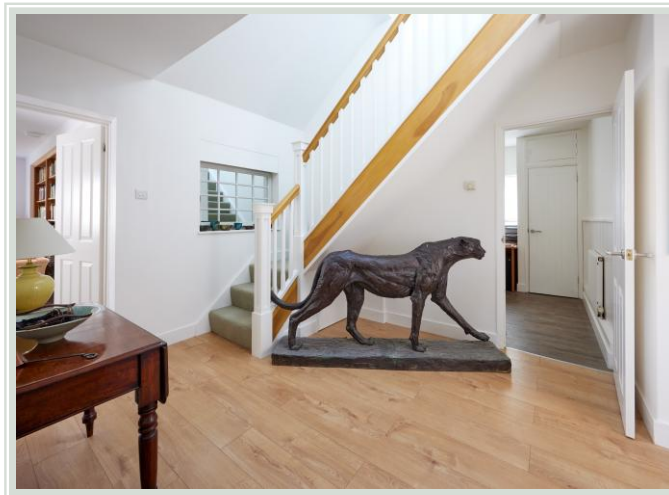
London c. 61 miles

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 oil 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: F

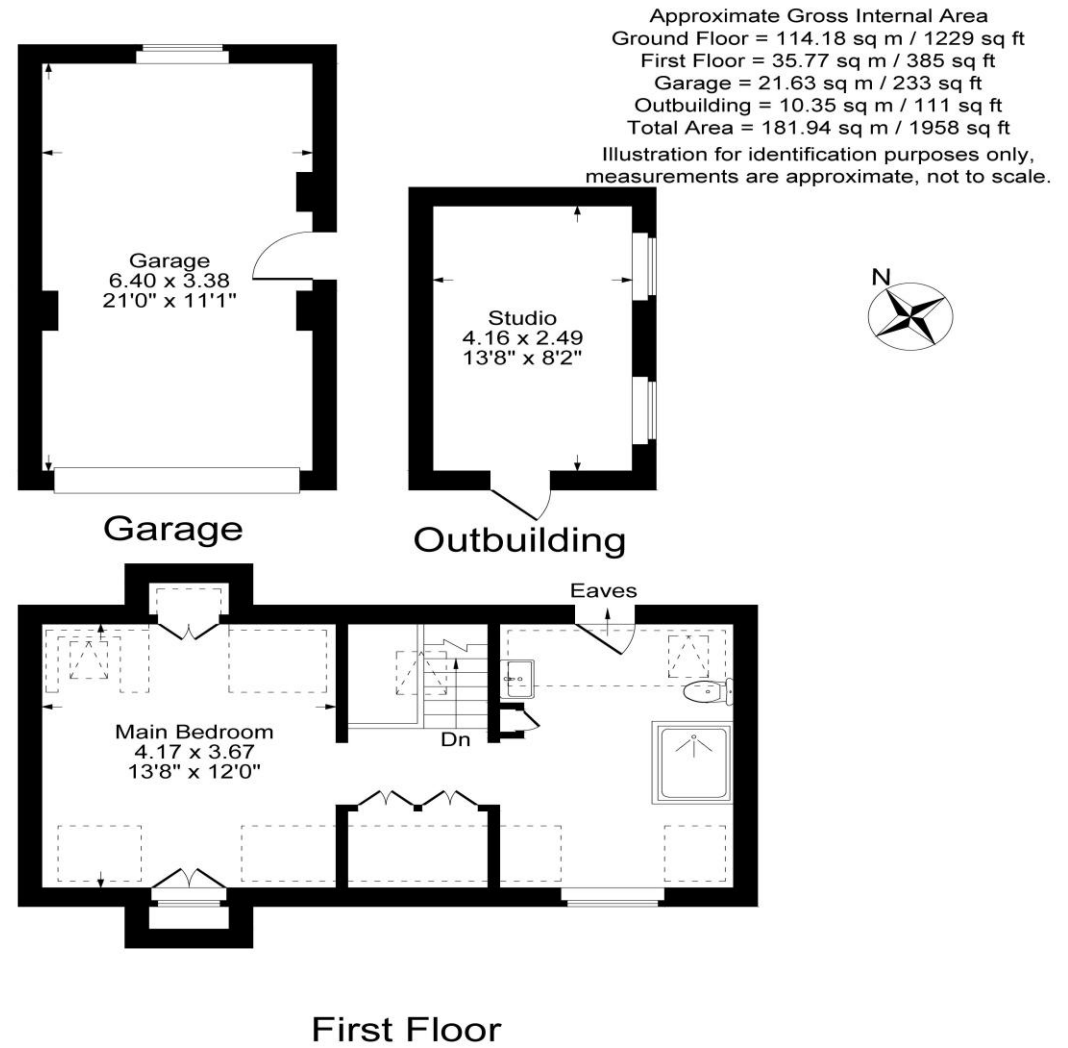
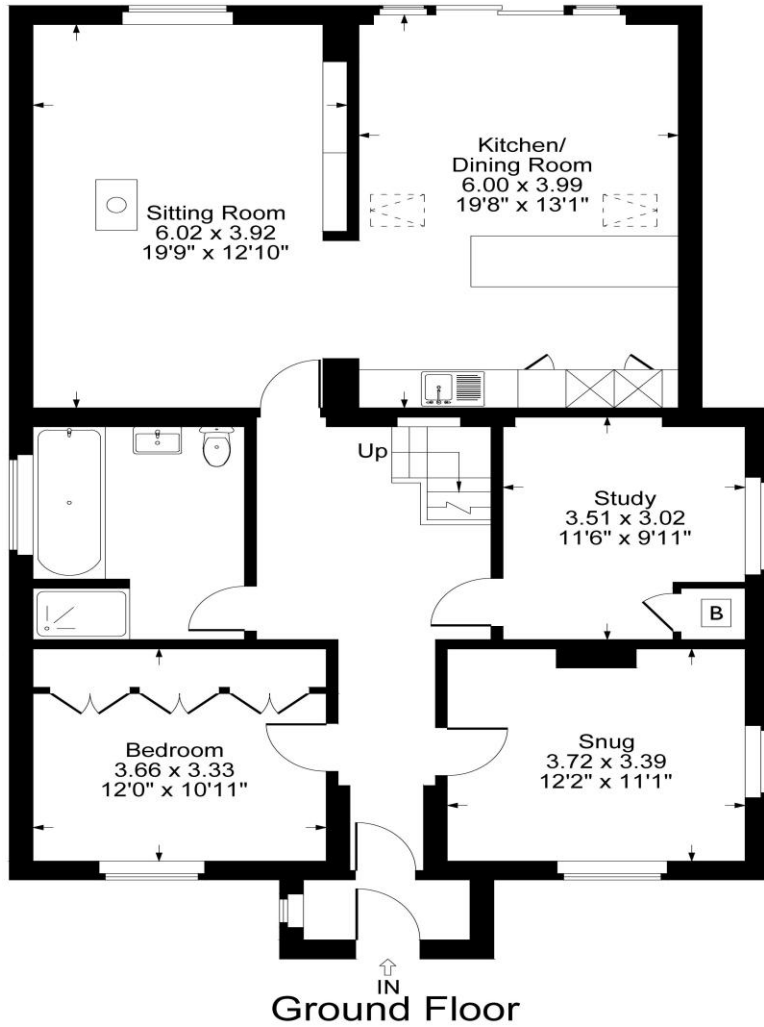
## VIEWINGS

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

## 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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