

# Stonesfield House

## Overthorpe

Mark David  
ESTATE AGENTS









# STONESFIELD HOUSE

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OVERTHORPE, BANBURY, OXFORDSHIRE, OX17 2AF

*A simply outstanding detached residence, presented to the highest possible standard, with fabulous, landscaped gardens and with breathtaking countryside views in all directions.*

## **Brief Ground Floor Accommodation**

Entrance Porch, Entrance Hall,  
Open Plan Sitting/Kitchen/Dining/Family Room,  
Utility, Conservatory, Shower Room.

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## **Brief First Floor & Second Floor Accommodation**

Four Double Bedrooms, Family Bathroom.

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## **Brief Outside Space**

Own Driveway, Front Garden, Rear Garden,  
Home Office/Gym, Countryside Views.

In all about 1852 sq.ft./ 172.04 sq.m.

**Guide Price: £925,000**





THIS EXCEPTIONAL DETACHED HOME HAS BEEN COMPREHENSIVELY RENOVATED, MODIFIED AND ENHANCED BY THE PRESENT OWNERS AND IS PRESENTED IN FIRST CLASS ORDER THROUGHOUT. THE SPACIOUS ACCOMMODATION HAS BEEN COMPLETELY RE-WIRED, RE-PLUMBED AND TOP-CLASS FIXTURES AND FITTINGS HAVE BEEN INSTALLED THROUGHOUT. THERE ARE NEW WINDOWS, A LUXURIOUS KITCHEN AND AN IMMACULATELY PRESENTED BATHROOM AND SHOWER ROOM. THE GARDENS ARE A TRUE DELIGHT, ENJOYING THE SUN THROUGHOUT THE DAY AND CONTAIN A DETACHED TIMBER OUTBUILDING WITH POWER AND LIGHT, IDEAL FOR USE AS A STUDY OR HOME GYM. THERE IS PRIVATE DRIVEWAY PARKING AND THE PROPERTY ENJOYS COMMANDING COUNTRYSIDE VIEWS IN ALL DIRECTIONS.

OPEN PLAN LIVING / KITCHEN / FAMILY ROOM

SECOND 'PREP KITCHEN' WITH STUDY AREA

LUXURIOUS FAMILY BATHROOM AND SHOWER ROOM

FOUR FIRST FLOOR DOUBLE BEDROOMS

GROUND FLOOR OCCASIONAL BEDROOM / READING ROOM

GARDEN ROOM

DETACHED HOME OFFICE / GYM

IMMACULATE LANDSCAPED GARDENS WITH DIRECT ACCESS ON TO COUNTRYSIDE WALKS

GATED ENTRANCE WITH PLENTIFUL PARKING

FAR REACHING COUNTRYSIDE VIEWS

PLANNING PERMISSION GRANTED FOR FURTHER EXTENSION, IF REQUIRED.





### SITUATION & AMENITIES

Overthorpe is a small village on the edge of Banbury which overlooks the Cherwell Valley. Shopping facilities can be found in nearby Banbury (c. 2 miles) which include the Castle Quay Shopping Centre, Gateway Retail Park, and the Spiceball Leisure Centre. Soho Farmhouse is 14 miles and Bicester Village 20 miles.

It offers fantastic transport links with a mainline railway station in Banbury with services to London Marylebone (c. 1 hour) and the M40 (J11) provides access to both London and Birmingham.

There is a primary and secondary school available in Middleton Cheney and private prep school (Overthorpe) and independent school (Carrdus) at nearby Banbury.

### DISTANCES

Banbury c. 2 miles  
Bicester c. 17 miles  
Chipping Norton c. 16 miles  
Milton Keynes c. 30 miles  
Birmingham c. 53 miles  
Warwick c. 21 miles  
Leamington Spa c. 22 miles  
Stratford-upon-Avon c. 29 miles  
Oxford c. 32 miles







## SERVICES

The property has gas fired central heating throughout. Mains 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

South Northamptonshire District Council  
Council Tax Band: F

## VIEWINGS

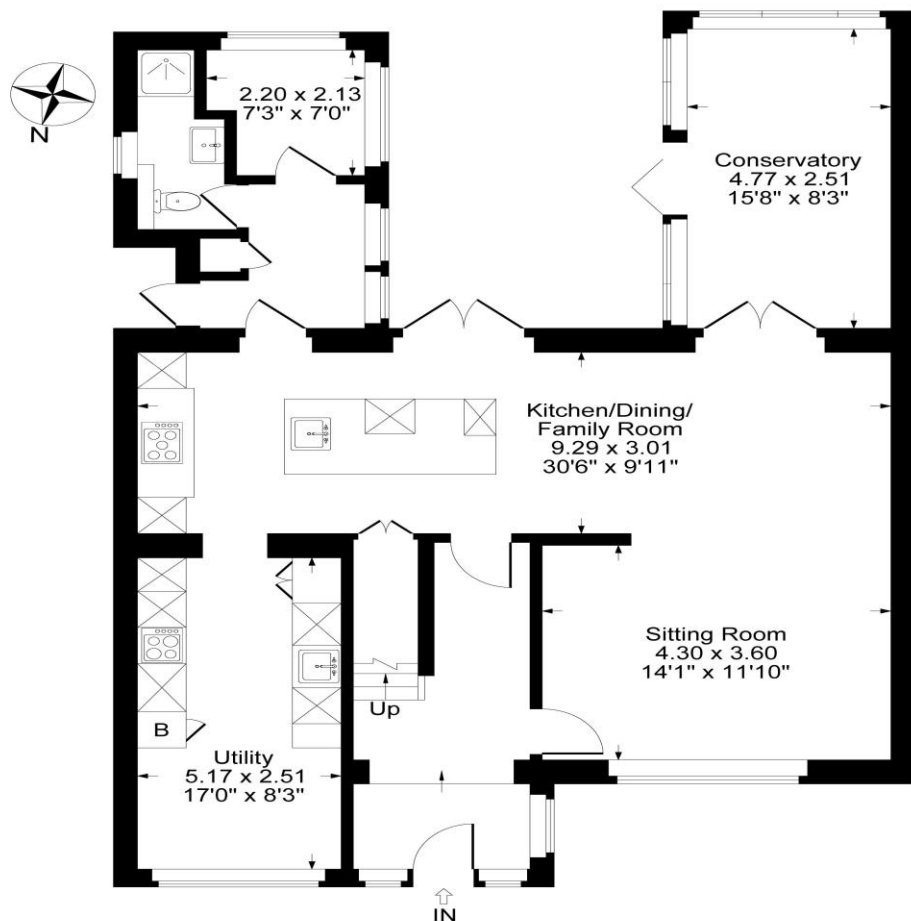
Strictly by prior appointment only with the agents, Mark David Estate Agents, Deddington  
01869 338898

## BUYERS PURCHASE FEE:

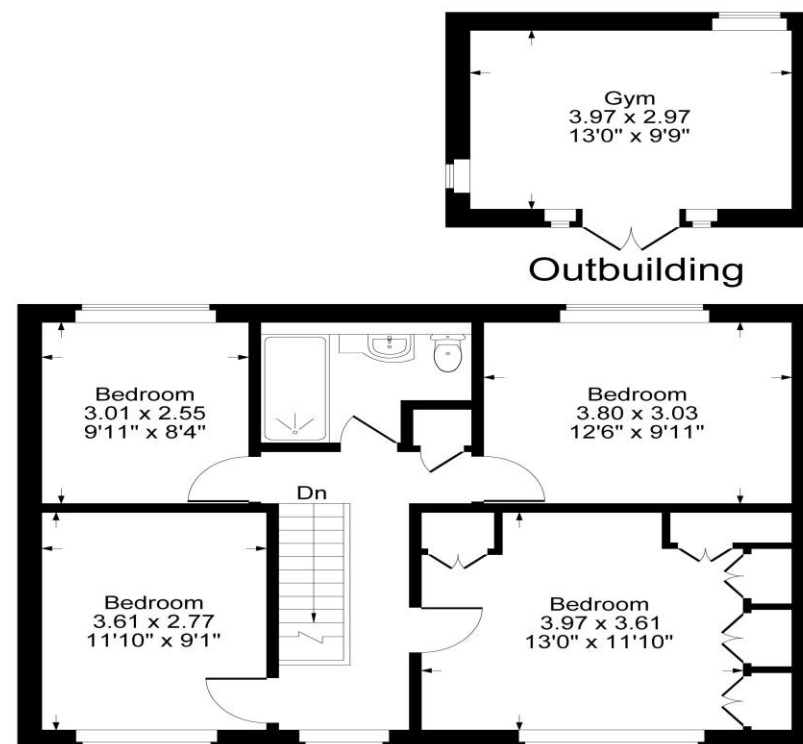
Please note that buyers are required to pay a Purchase Fee of £300 (inc. of VAT) to Mark David on offer acceptance, to process a new transaction.







Ground Floor



First Floor

Approximate Gross Internal Area  
 Ground Floor = 97.63 sq m / 1051 sq ft  
 First Floor = 62.62 sq m / 674 sq ft  
 Outbuilding = 11.79 sq m / 127 sq ft  
 Total Area = 172.04 sq m / 1852 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

**Mark David**  
 ESTATE AGENTS

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#### Important Notice

Mark David Estate Agents for themselves and their clients give notice that:-

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M1206



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