

Stonesfield House

Overthorpe

Mark David
ESTATE AGENTS





STONESFIELD HOUSE

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.

Brief First Floor & Second Floor Accommodation

Four Double Bedrooms, Family Bathroom.

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: £850,000





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



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

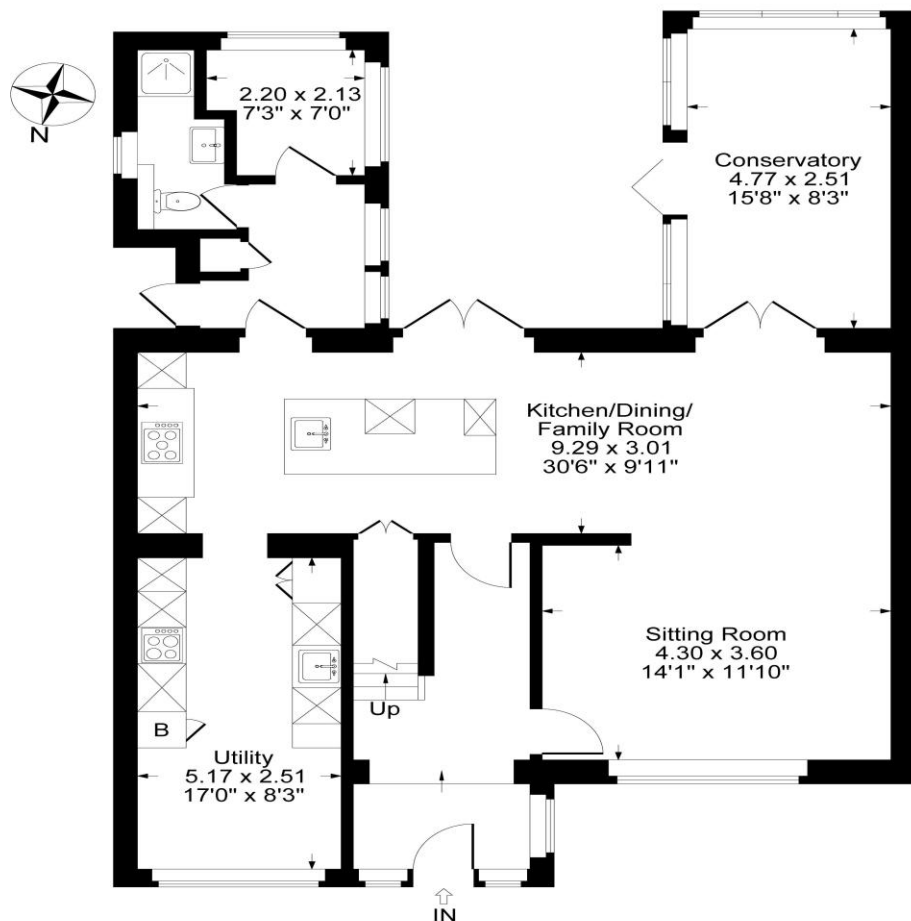
VIEWINGS

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

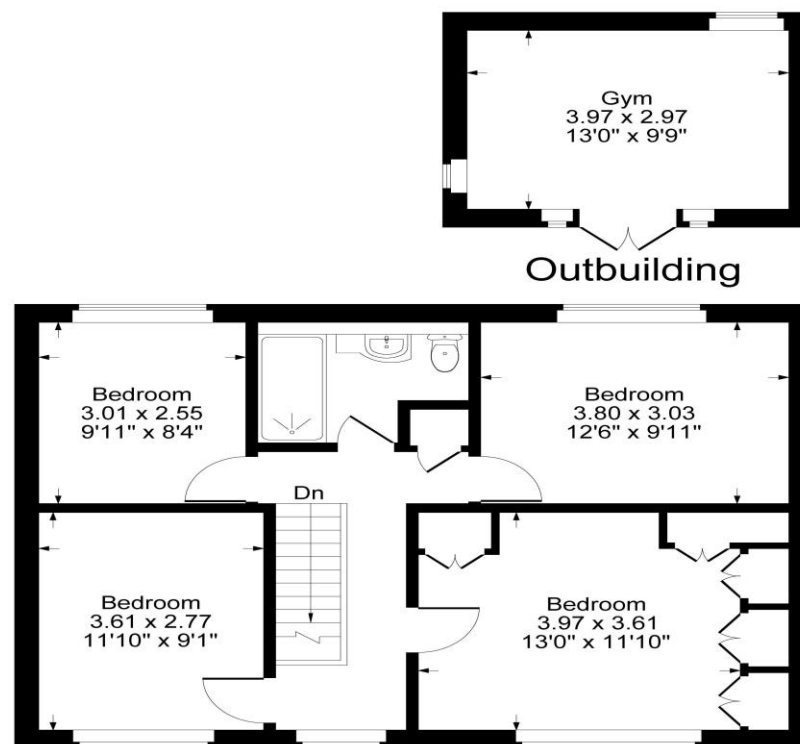
BUYERS PURCHASE FEE:

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

Market House, Market Place, Deddington,
 Oxfordshire OX15 0SB
 Tel: 01869 338898
 Email: deddington@mark-david.co.uk

Important Notice

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

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Mark David Estate Agents have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise. 4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries. 5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if traveling some distance.

M1206



Branches also at: Banbury, Chipping
 Norton & London

www.mark-david.co.uk
www.mayfairoffice.co.uk

