



Epwell,
Oxfordshire

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Set in approx. 0.23 of an acre and backing onto fields this versatile three bedroom detached bungalow has plenty to offer.

Epwell is a charming village that offers a peaceful and tranquil way of life. The village is steeped in history and has a strong sense of community spirit. There is a Village Hall which holds many events throughout the year, St Anne's Church, and The Chandlers Arms Public house. The village of Epwell is surrounded by beautiful countryside and offers plenty of opportunities for outdoor activities such as hiking, cycling, and horse riding.

Epwell is conveniently located and easily accessible to the market town of Shipston-on-Stour (8 miles) or larger towns such as Banbury (8 miles), Oxford (30 miles), Warwick (20 miles), Leamington Spa (20 miles) and Stratford-upon-Avon (17 miles). Alongside excellent transport links with a train service for Banbury to London (c. 1 hour) and the M40 Junction 12 at Gaydon (14 miles).





The Property Briefly Comprises of:

- Detached Bungalow
- Entrance Hall
- Cloakroom
- Kitchen
- Dining Room
- Sitting Room
- Conservatory
- Three Bedrooms
- Family Bathroom
- Wrap Around Garden
- Outbuilding/Garden Office
- Detached Garage



Guide Price: £650,000



Nomads

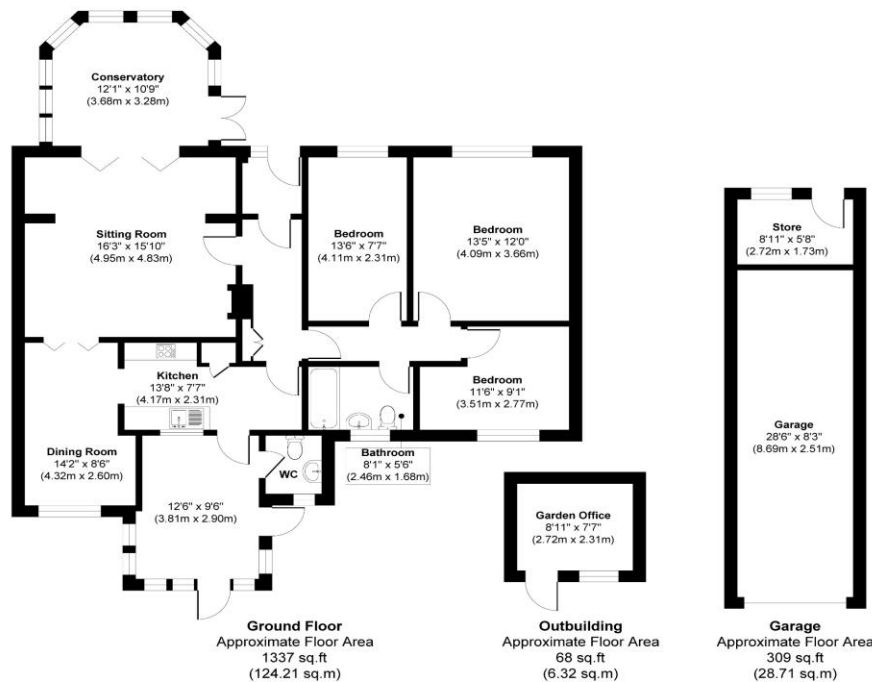


Illustration for identification purpose only, measurements are approximate, not to scale.



Local Authority: Cherwell

Council Tax Band: TBC

(Subject to change after completion)

Tenure: Freehold

Distances

Banbury c. 8 miles
 Stratford-upon-Avon c.17 miles
 Warwick c. 20 miles
 Leamington Spa c. 20 miles
 Chipping Norton c. 11 miles
 Bicester c. 23 miles
 Oxford c.30 miles
 Birmingham c. 51 miles
 London c. 88 miles
 M40 Gaydon Junction 12 c. 14 miles
 Banbury to London Marylebone 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
ESTATE AGENTS
Sales • Lettings • Management

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



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