



Duns Tew  
Bicester, Oxfordshire

Mark David  
ESTATE AGENTS



# DUNS TEW

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BICESTER, OXFORDSHIRE

*An extremely impressive individual detached residence set in approximately half an acre, within this popular and sought after village.*

## **Ground Floor Accommodation**

Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Dining Room, Rear Lobby, Cloakroom, Utility.

## **Separate Self-Contained Living Space**

Kitchen, Sitting Room, Dining Room, Bedroom with En-Suite Bathroom, Further Bedroom and Separate Shower Room/Utility.

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## **First Floor Accommodation**

Principal Bedroom with En-Suite Bathroom, Two Further Double Bedrooms, Family Bathroom.

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## **Outside Space**

Double Garage, Double Bay Car Port,  
Private Driveway, Outbuildings,  
Enclosed Gardens, Countryside Views.

In all about 3872 sq.ft./ 359.74 sq.m.

**Guide Price: £1,250,000**





## ACCOMMODATION

**Entrance Area & Hall:** Double glazed windows, Amtico wood flooring, staircase to first floor with understairs recess.

**Main Sitting Room:** Feature woodburning stove and sliding patio doors to the rear garden.

**Kitchen/Dining Room:** Stylish fitted kitchen with wall and base units, central island, integrated appliances, space for range cooker and American-style fridge/freezer, tiled flooring, air conditioning, and sliding pocket door to rear lobby.

**Rear Lobby & Cloakroom:** Access to rear garden and modern cloakroom with vanity basin and WC.

**Utility Room:** Fitted units, sink, boiler and hot water cylinder, tiled floor, and internal access to garage.

**Separate Self-Contained Living Space:** Separate external entrance with potential to incorporate into the main house. Includes:

- Kitchen with integrated appliances and tiled Amtico flooring
- Sitting/Dining Room with French doors to the garden
- Two Bedrooms with fitted wardrobes
- En-Suite Bathroom and additional Shower/Utility Room

**First Floor Landing:** Built-in eaves storage and front aspect windows.

**Principal Bedroom:** Garden and field views, fitted wardrobes, and air conditioning.

**En-Suite Bathroom:** Freestanding bath, separate shower, dual basins, and Amtico flooring.

**Guest Bedroom:** Juliet balcony with countryside views, fitted wardrobes, Velux windows, and air conditioning.

**Bedroom Three:** Rear aspect with garden and field views.

**Family Bathroom:** Jacuzzi bath, walk-in double shower, vanity basin, and countryside views.

## OUTSIDE

The property is approached via a brick driveway providing ample parking, along with a detached double-bay wooden carport and an integral garage with electric door, light and power connected. The garage also offers potential for additional accommodation, subject to any necessary consents.

The front garden is mainly laid to lawn with mature flower and shrub borders, while the rear garden features a paved patio leading to a large lawn with established planting, and three outbuildings. Enjoying a high degree of privacy and seclusion, the property sits within grounds of just over half an acre.



## SITUATION & AMENITIES

Nestled in the rolling North Oxfordshire countryside, Duns Tew is an attractive and highly sought-after village that perfectly balances rural charm with excellent connectivity. Despite its tranquil atmosphere, Duns Tew is conveniently positioned for access to nearby market towns such as Chipping Norton, Woodstock, and the city of Oxford, with good road links via the A44 and A4260, and rail services from nearby Bicester providing direct connections to London. The village also benefits from a well-regarded pub, a strong sense of community and easy access to a range of excellent schools, making it particularly appealing to families and those seeking a refined rural lifestyle within reach of key amenities and transport links.

Duns Tew is also ideally located for access to the renowned Soho Farmhouse, one of the Cotswolds' most exclusive private members' clubs and country retreats, which is approximately 5 miles away and reached in around 12 minutes by car.

## 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

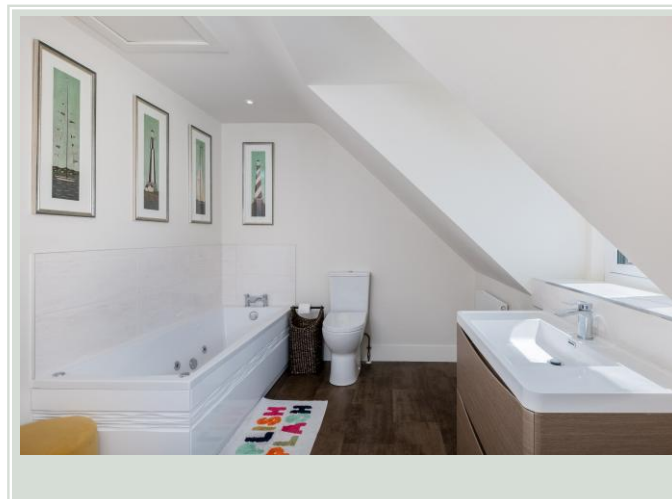
London c. 61 miles

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 fired 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  
Council Tax Band: G

## VIEWINGS

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

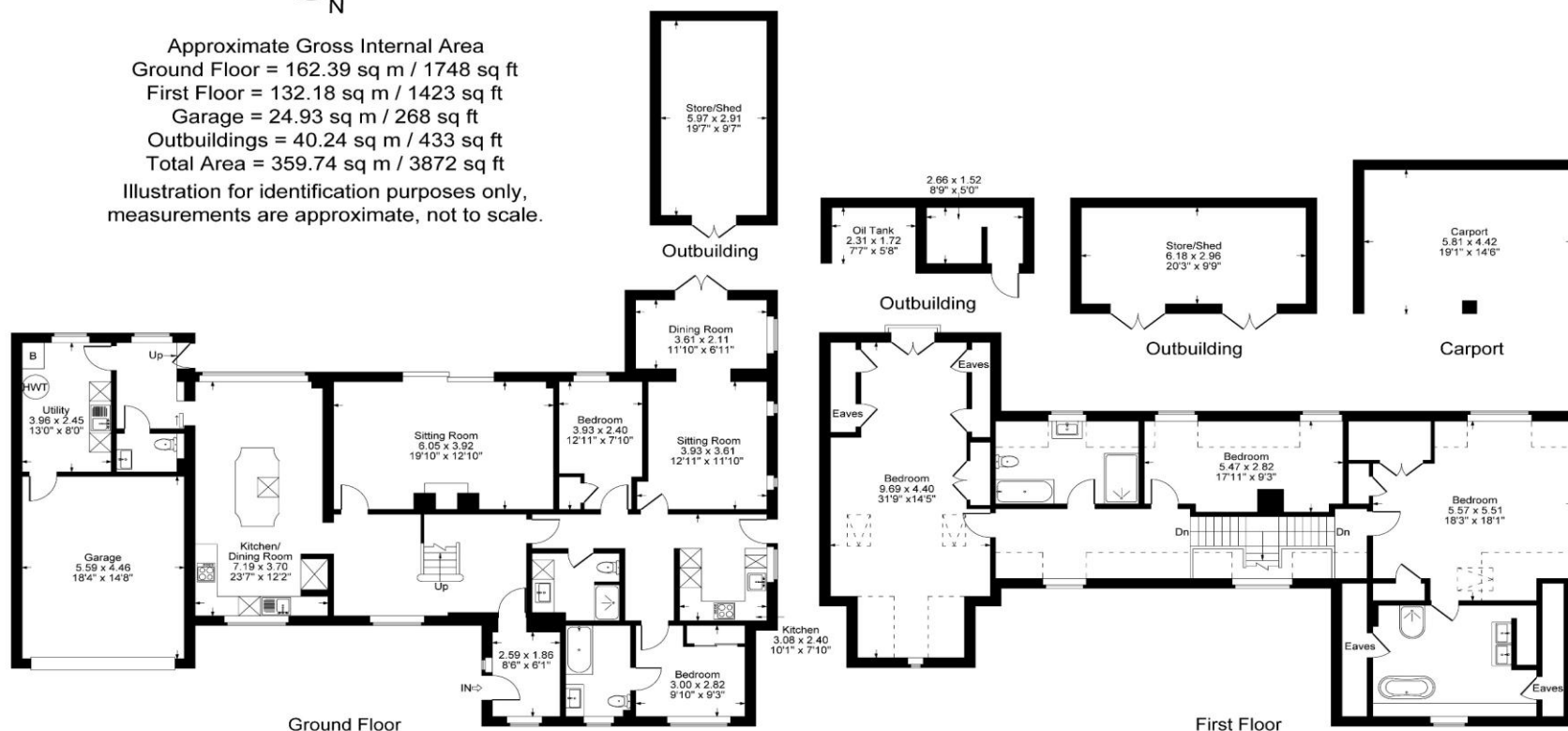
## BUYERS PURCHASE FEE:

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.





Approximate Gross Internal Area  
 Ground Floor = 162.39 sq m / 1748 sq ft  
 First Floor = 132.18 sq m / 1423 sq ft  
 Garage = 24.93 sq m / 268 sq ft  
 Outbuildings = 40.24 sq m / 433 sq ft  
 Total Area = 359.74 sq m / 3872 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.



 Denotes restricted head height

**Mark David**  
 ESTATE AGENTS

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