



Enstone,
Oxfordshire,

Enstone, Oxfordshire.

A truly exceptional village residence. The property is a characterful and beautiful individual home that effortlessly blends period charm with modern day comfort.

This pretty village lies to the north west of Woodstock and is surrounded by delightful countryside with an extensive network of footpaths and bridleways. The village comprises mainly period properties and benefits from two public houses, a village shop and Post Office and a primary school. Approximately 3 miles distant is the mainline station at Charlbury which offers a popular service to London Paddington. The charming town of Woodstock offers a greater selection of day to day shopping, public houses, cafes and restaurants with the historic City of Oxford providing a more comprehensive range of shopping and leisure facilities

Just a short drive away, there is so much to discover, drink, dine, shop and relax at Daylesford Organic farm shop (c 10 miles) and Soho Farmhouse is a rural escape offering food and drinks, wellness experiences and outdoor activities (c 5 miles).





The Property Briefly Comprises of:

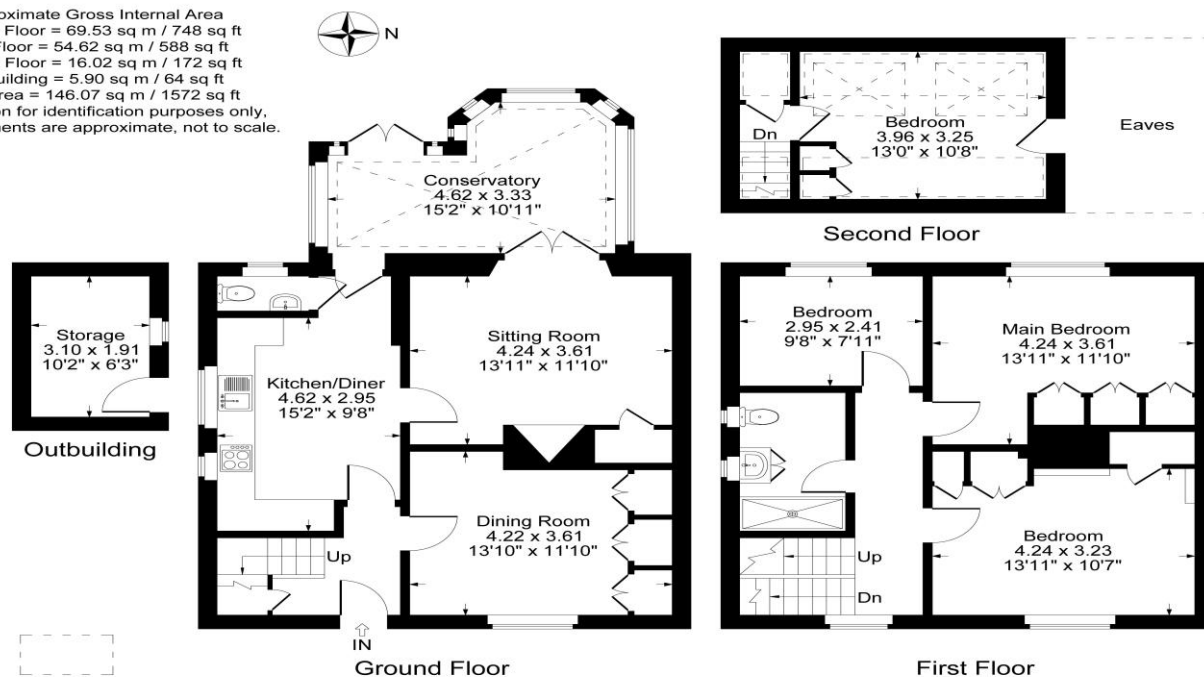
- Detached Individual Residence
- Entrance Hallway
- Dining Room
- Sitting Room
- Kitchen/Breakfast Room
- Cloakroom
- Conservatory
- Four Bedrooms
- Family Shower Room
- Enclosed & Private Rear Garden
- Own Driveway
- Oil Central Heating
- No Onward Chain



Offers IRO: £700,000



Approximate Gross Internal Area
 Ground Floor = 69.53 sq m / 748 sq ft
 First Floor = 54.62 sq m / 588 sq ft
 Second Floor = 16.02 sq m / 172 sq ft
 Outbuilding = 5.90 sq m / 64 sq ft
 Total Area = 146.07 sq m / 1572 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.



Local Authority: West Oxfordshire

Council Tax Band: E

(Subject to change after completion)

Tenure: Freehold

Distances

Chipping Norton c. 5 miles
 Woodstock c. 7 miles
 Oxford c. 15 miles
 Banbury c. 12 miles
 London c. 70 miles
 Charlbury c. 3 miles
 Charlbury or Kingham to London, 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.

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