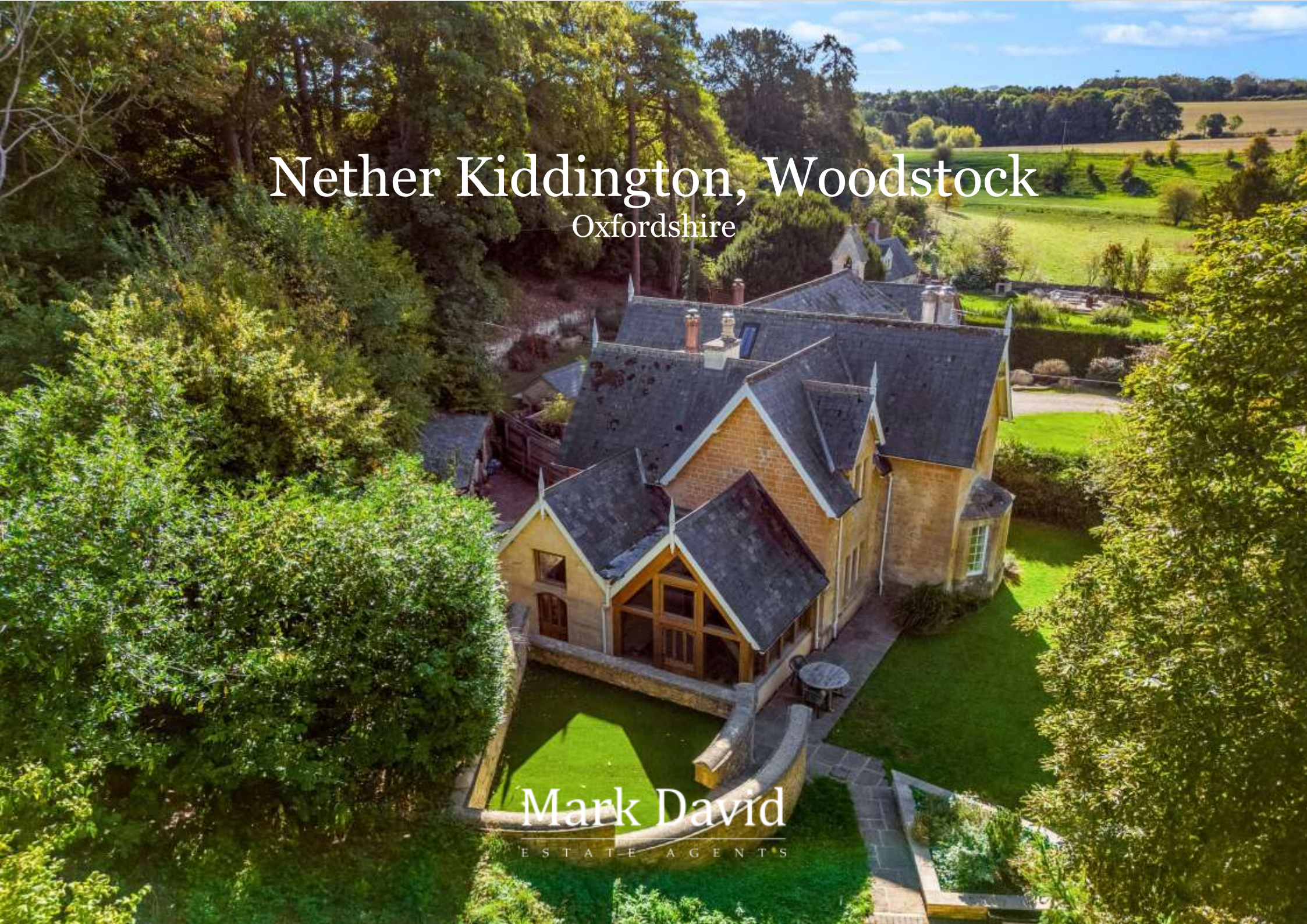


An aerial photograph of a large, multi-story stone house with a complex roofline featuring several gables and chimneys. The house is surrounded by lush greenery, including large trees and manicured lawns. In the foreground, there is a small, rectangular, walled-in garden area. The background shows rolling green hills under a blue sky with scattered clouds.

Nether Kiddington, Woodstock

Oxfordshire

Mark David

ESTATE AGENTS



NETHER KIDDINGTON

WOODSTOCK, OXFORDSHIRE

Located in the sought after rural hamlet of Nether Kiddington is this beautifully extended and characterful former School House that occupies just over a quarter of an acre with ample parking for numerous vehicles.

Brief Ground Floor Accommodation

Entrance Porch, Entrance Hall, Sitting Room, Dining Room, Garden Room, Kitchen/Breakfast Room, Utility Room, Cloakroom,

Brief First Floor Accommodation

Two Double Bedrooms, Family Bathroom

Brief Outside Space

Set in a ¼ of an Acre, Own Driveway,
Parking for Several Vehicles,

In all about 1522 sq.ft./ 141.46 sq.m.

Guide Price: £650,000





ACCOMMODATION

Recessed stone entrance porch with slab floor and attractive mullion window area, hardwood front door to

Entrance Hall: Balustrade staircase to first floor level with understairs cupboard.
Sitting Room: Attractive stone fireplace with woodburning fire. Attractive glass panelled bay window to front aspect, coved ceiling and picture rail.

Dining Room: Attractive stone fireplace with woodburning fire, attractive glass panelled window with shutters to front aspect. Arch to

Oak framed Garden Room: Vaulted beamed ceiling, double glazed windows overlooking the garden, tiled floor, half glazed door to front aspect.

Kitchen/Breakfast Room: Fitted with a range of base units with quartz worksurfaces, electric rangemaster range cooker with extractor hood above, fitted butlers sink, integrated dishwasher, fridge and freezer. Tiled floor, two glass panelled windows to rear aspect, half glazed door to

Utility Room: Range of mounted wall and base units with quartz worksurfaces, and splashbacks, plumbing for washing machine and tumble dryer, tiled floor, vaulted ceiling, vaulted ceiling, half glazed bespoke door to gardens.

Cloakroom: Comprising of a white suite, low level W.C, hand wash basin, tiled floor, glass panelled window to rear aspect.

First Floor Landing: Windows to side aspect, walk-in airing cupboard with hot water tank cylinder.

Bedroom: Attractive stone fireplace with woodburning fire, glass panelled window to front aspect, coved ceiling.

Bedroom: Attractive ornate fireplace, glass panelled window to front aspect.

Bathroom: Comprising of a white suite, panelled bath, separate walk-in double shower cubicle with shower over, hand wash basin with vanity unit below, low level W.C, fully tiled walls, glass panelled window to rear aspect.

OUTSIDE

The property is set in a quarter of an acre with own driveway parking for several vehicles. The majority of the garden lies to the front of the property. There is a sizeable rear courtyard area with stone built cupboard and storage areas with the air source heat pump.

There is a raised artificially turfed area that has a sunny aspect and can be used for entertaining. There is a lawn and barked area which is enclosed by a dry stone wall.

SITUATION & AMENITIES

Nether Kiddington is a charming Oxfordshire village offering an appealing combination of rural tranquillity, attractive countryside and convenient access to some of the county's most sought-after locations. Set close to Woodstock and within easy reach of Oxford, residents can enjoy the peace and character of village life while remaining well connected to excellent shopping, dining, leisure and cultural amenities. The surrounding countryside provides plentiful opportunities for walking, cycling and enjoying the outdoors, while nearby Woodstock is home to Blenheim Palace and a range of independent cafés, restaurants and local amenities. With its picturesque setting, strong sense of community and convenient access to Oxford, the Cotswolds and major transport links, Nether Kiddington is particularly attractive to those seeking a more relaxed lifestyle without compromising on connectivity.

DISTANCES

Woodstock c. 4 miles
Charlbury c. 5 miles
Chipping Norton c. 7 miles
Witney c. 9 miles
Banbury c. 12 miles
Oxford c. 12 miles
Cheltenham c. 33 miles
Birmingham c. 58 miles
London c. 74 miles





SERVICES

The property has air source heat pump heating throughout. 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

West Oxfordshire
Council Tax Band: D

VIEWINGS

Strictly by prior appointment only with the agents, Mark David Estate Agents, Chipping Norton
01608 644944

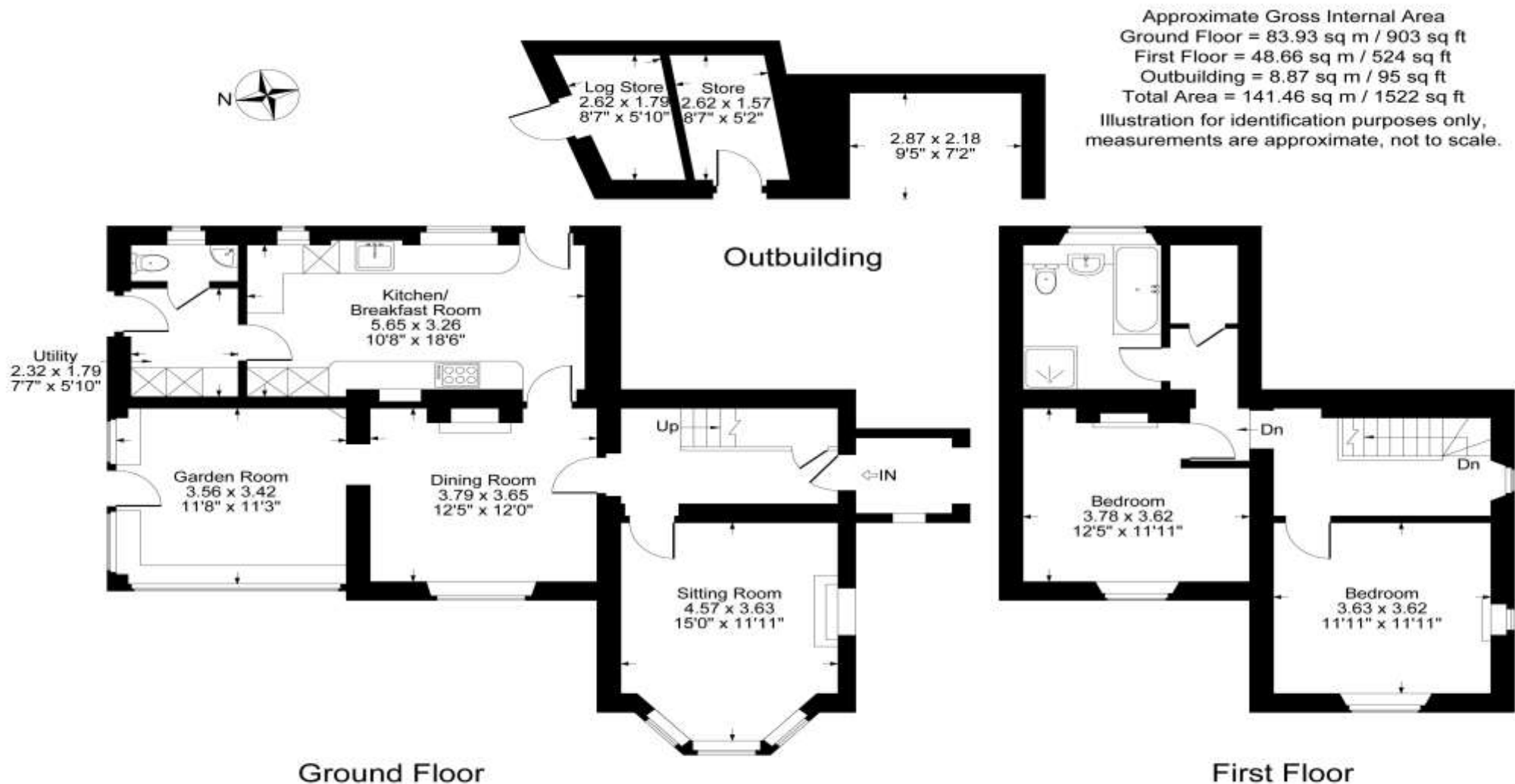
BUYERS PURCHASE FEE:

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.

DISCLAIMER

Videeing, photography and recording is not permitted unless agreed by prior arrangement by the agent or vendor.





Mark David
 ESTATE AGENTS

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