



Fortress
ALARM

Enstone,
Chipping Norton, Oxfordshire

Enstone, Chipping Norton, Oxfordshire

A spacious and very well presented four bedroom house, situated in a small development with attractive southerly facing rear garden garage and off road parking.

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



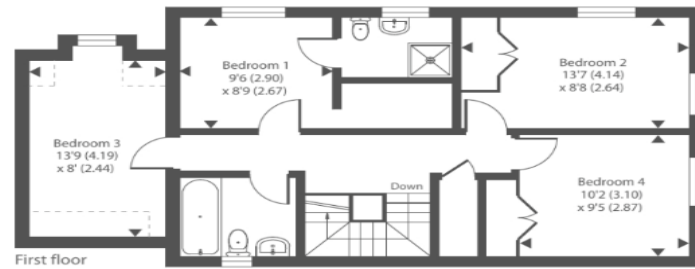


The Property Briefly Comprises of:

- Entrance Hall
- Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Master Bedroom with en-suite
- Three further double bedrooms
- Family bathroom
- Enclosed rear garden
- Integral garage
- Off street parking.

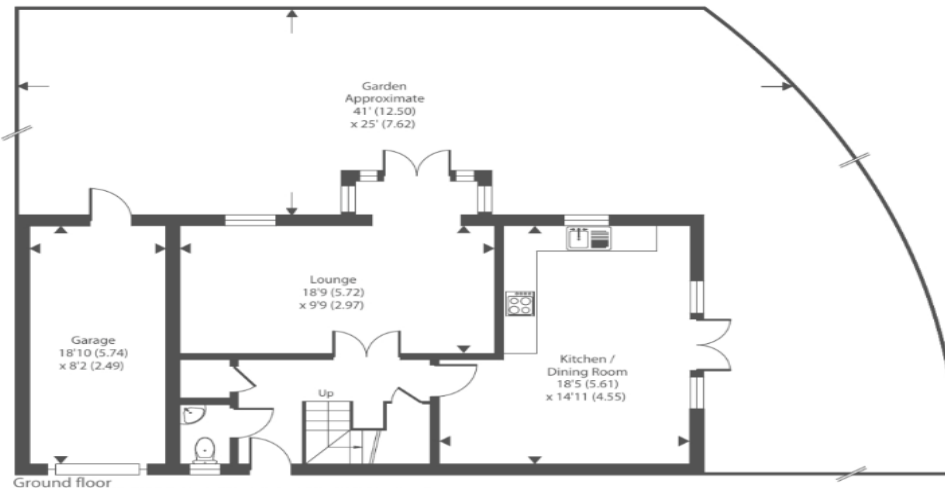


Guide Price: £485,000



Approximate Area = 1270 sq ft / 117.9 sq m
 Limited Use Area(s) = 22 sq ft / 2 sq m
 Garage = 152 sq ft / 14.1 sq m
 Total = 1444 sq ft / 134 sq m
 For identification only - Not to scale

Denotes restricted head height



Local Authority:
 West Oxfordshire District Council

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
 Deddington c. 10 Miles
 Banbury c. 12 Miles
 Cheltenham c. 28 miles
 Birmingham c. 50 miles
 London c. 70 miles
 Charlbury or Kingham to London,
 c. 1 hour
 Bicester North or Banbury to
 London, c. 1 hour

Mark David
 ESTATE AGENTS
 Sales • Lettings • Management

9 Market Place, Chipping Norton Oxfordshire
 OX7 5NA
 Tel: 01608 644944
 Email: chippingnorton@mark-david.co.uk
www.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 travelling some distance.