

Lidstone, Chipping Norton



Mark David

ESTATE AGENTS



LIDSTONE

CHIPPING NORTON

A Unique and Extremely Impressive Converted Barn set in nearly ¾ of an Acre of Gardens along with Fine Countryside Views.

Brief Ground Floor Accommodation

Entrance Hall with Under Stair Cupboard
Cloakroom
Sitting/Dining Room
Snug
Kitchen/ Breakfast Room
Utility Room

Brief First Floor Accommodation

Landing with Airing Cupboard
Master Bedroom with En-Suite Shower Room
Guest Bedroom with En-Suite Bathroom Room
Two Additional Bedrooms
Family Bathroom

Brief Outside Space

Double Garage & Extra Parking
Small Orchard
Established Garden
Office/Studio

Guide Price: £1,250,000





ACCOMMODATION

GROUND FLOOR

Pitched Canopy Porch, Hardwood Flooring, and Door to Entrance Hall - Attractive Welsh Slate Tiled Floor. Stairs to First Floor Level with Under Stairs Cupboard.

Cloakroom – Comprising of White Suite of WC and Hand Wash Basin. Welsh Slate Tiled Floor and Double Glazed Window to Rear Aspect.

Open Plan Dining Room/Sitting Room

Attractive Stone Fireplace with Wood Burning Fire and Stone Hearth and Exposed Wooden Floor. Range of Built in Shelves, Built in Dresser with Shelves. Full Length Double Glazed Paneled Picture Window to Front Aspect. Double Glazed Window to Front Aspect and Double Glazed Window to Rear Aspect with Far Reaching Views towards Rolling Countryside and Double Glazed French Doors to Paved Patio Area.

Separate **Snug** with French Doors Leading out to Paved Patio Area.

Kitchen/Breakfast Room – Fitted with a Range of Matching Wall and Base Units with inset Single Bowl Sink Unit, Integrated Dishwasher and Built in Larder Cupboard. Space for Induction Rangemaster Cooker, Welsh Slate Floor. Fitted Breakfast Bar Adjoining a Full Length Double Glazed Window to Rear Aspect with Views towards Rolling Countryside. Double Glazed French Doors to Paved Patio Area.

Utility Room Fitted with a Range of Cupboards and Worksurfaces which have Plumbing for Washing Machine and Tumble Dryer beneath. Freestanding Oil Central Heating Boiler and Welsh Slate Floor. Hardwood Stable Door to Garden.



FIRST FLOOR

First Floor Landing – Two Double Glazed Windows to Front Aspect, Built-in Airing Cupboard

Master Bedroom – Two Double Glazed Windows to Rear Aspect with Fine Countryside Views. Exposed Timbers, Exposed Wooden Floor. Range of Built in Wardrobes.

En-Suite Shower Room – Comprising of White Suite of Double walk in Shower Cubicle with Handheld Rain Shower Over. Twin Hand Wash Basin on Vanity and Low Level WC. Fully Tiled Walls, Tiled Floor and Exposed Timber.

Guest Bedroom – Double Glazed Windows to Side and Rear Aspect with Fine Countryside Views. Exposed Wooden Floor and Exposed Beams. Built in Wardrobes.

En-Suite Bathroom – Comprising of White Suite Double walk in Shower Cubicle with Handheld and Rain Shower Over. Pedestal Hand Wash Basin, Low Level WC, Fully Tiled Walls. Double Glazed Window with Shutters and Fine Countryside Views. Exposed Wooden Floor.

Bedroom Three – Double Glazed Windows to Side Aspect, Exposed Timber Floors, Built in Wardrobe and Exposed Timber Beams. Access to Loft Space.

Bedroom Four – Double Glazed Windows to Side Aspect, Exposed Timber Floor and Built in Wardrobe.

Family Bathroom – Comprising of White Suite of Panel Bath with Separate Shower over. Hand Wash Basin with Vanity Unit Below, Low Level WC. Part Panelled Walls, Exposed Wooden Floor, Double Glazed Window to Rear Aspect with Shutters. Views over Open Countryside.





OUTSIDE

Outside the Property is Set in Just Under $\frac{3}{4}$ of an Acre of Mature Landscaped Gardens. It is Approach Via a Gravel Driveway to an Attached Double Garage with Wooden Swing Doors to The Front with Light and Power Connected, Loft Area for Storage.

The Gardens are Laid to the Rear and Side of the Property and Back onto Fields and Woodlands.

Views over Open Fields and Woodland.

Raised Paved Patio Enjoying the Views with Steps Down to a Lawn Area which then leads through to a Wild Garden Meadow with Garden Pond.

You will also find a Greenhouse and Vegetable Area with Raised Beds, a Small Orchard Area with a Variety of Fruit Trees.

Within the Gardens is a Detached Studio/Office with Decked Area Enjoying the Fine Countryside Views.

The Studio/Office boasts French Doors to the Front Aspect with Double Glazed Windows to Side Aspect including Light and Power and Water. There is Also a Single Stainless Steel Sink with Cupboards below. The Studio/Office has Internet Connection.

The Property benefits from Oil Central Heating, Private Drainage and Double Glazed Windows.



SITUATION & AMENITIES

LIDSTONE IS A HAMLET ON THE RIVER GLYME IN OXFORDSHIRE, ABOUT 3 MILES (5 KM) EAST OF CHIPPING NORTON. THE HAMLET IS IN ENSTONE CIVIL PARISH, ABOUT 1+1/4 MILES WEST OF NEAT ENSTONE.

Enstone is a pretty village lies to the northwest 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.

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





SERVICES

The property has oil 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

West Oxfordshire District Council

Council Tax Band: G

VIEWINGS

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





Garage

Ground Floor

Approximate Gross Internal Area
 Ground Floor = 107.77 sq m / 1160 sq ft
 First Floor = 107.68 sq m / 1159 sq ft
 Garage = 29.48 sq m / 317 sq ft
 Outbuilding = 18.11 sq m / 195 sq ft
 Total Area = 263.04 sq m / 2831 sq ft

First Floor

Outbuilding

Mark David

ESTATE AGENTS

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