



Enstone,
Chipping Norton, Oxfordshire

Enstone, Chipping Norton, Oxfordshire

An amazing five bedroom, three bathroom detached stone residence (1990 sq. ft) set in exceptionally large gardens with parking for four vehicles to the front. Countryside views and walks can be enjoyed opposite.

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.

Soho Farmhouse, a members' club & Hotel, set in 100 acres of Oxfordshire countryside, with a pool, spa and gym is within 5 miles.

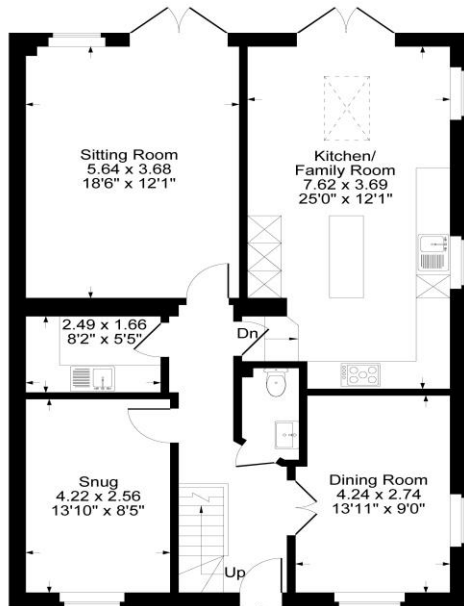




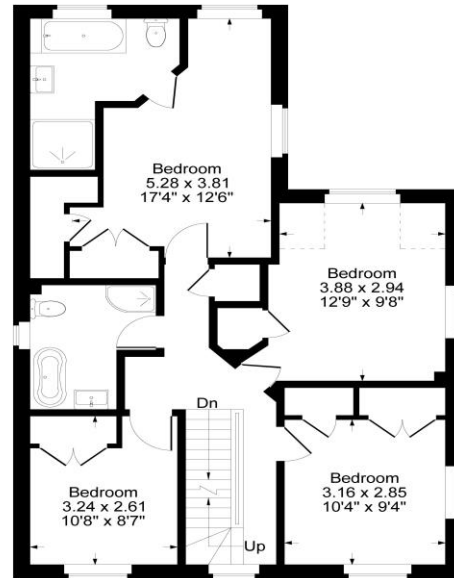
The Property Briefly Comprises of:

- Detached Stone Residence on a Corner Plot
- Spacious Entrance Hall
- Cloakroom
- Kitchen/Dining/Family Room
- Sitting Room
- Dining Room
- Snug
- Utility Room
- Master Bedroom with En-suite
- Three further Bedrooms
- Family Bathroom
- Guest Bedroom with En-suite Shower Room
- Enclosed Garden with Countryside Views
- Built-in Wardrobes
- Off Road Parking
- Air Source Heating
- Double Glazing throughout

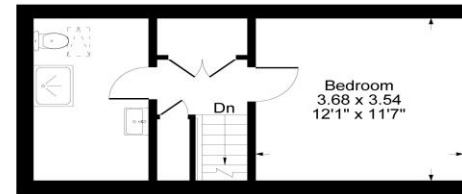
Guide Price: £775,000



Ground Floor



First Floor



Second Floor



Approximate Gross Internal Area
 Ground Floor = 89.62 sq m / 965 sq ft
 First Floor = 75.27 sq m / 810 sq ft
 Second Floor = 26.97 sq m / 290 sq ft
 Total Area = 191.86 sq m / 2065 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

Local Authority:
 West Oxfordshire District Council

Council Tax Band: F

(Subject to change after completion)

Tenure: Freehold

Distances
 Soho Farmhouse c. 5 Miles
 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 traveling some distance.