



Enstone

Chipping Norton, Oxfordshire

# Enstone Chipping Norton Oxfordshire

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A deceptively spacious three/four bedroom home backing onto open fields with countryside views.

In brief the property comprises: Entrance porch, Dining Room, Kitchen, Utility Room, Sitting Room, Three Bedrooms, Study/Fourth Bedroom and Family Bathroom. Outside: Brick Block Paving Driveway with Parking for Several Vehicles with Raised Flower and Shrub Beds and Pathway Leading to a Side Access to Rear Garden.

Rear Garden: Laid to a Combination of Paved Patio and Wooden Decked Area that enjoys the Views over Open Fields with well Stocked Flower and Shrub Beds as well as a Small Vegetable Garden. This has been Creatively Designed to Achieve the very Best and Most from the Garden. There is a Large Timber Shed that has Double Doors to the Front and Single Door to the Side and has been Divided into Two.

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, primary school and a Post Office. Approximately 3 miles distant is the mainline station at Charlbury that 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





- Entrance Porch
- Dining Room
- Kitchen
- Utility Room
- Sitting Room
- Three Bedrooms
- Study/Fourth Bedroom
- Family Bathroom
- Private Rear Garden
- Own Driveway/Parking for Several Vehicles
- Countryside Views



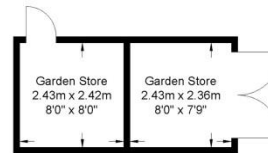
Offers in Excess of: £325,000



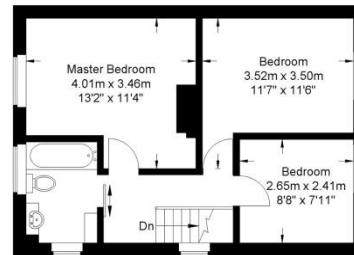
Approximate Gross Internal Area= 120.84 sq m / 1300.71 sq ft  
(Excluding Garden Store)  
Garden Store= 11.98 sq m / 128.95 sq ft  
Total= 132.82 sq m / 1429.66 sq ft  
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor



Garden Store



First Floor

## Local Authority

West Oxfordshire County Council

01993 861420

[www.westoxon.gov.uk](http://www.westoxon.gov.uk)

## 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

9 Market Place, Chipping Norton, Oxfordshire OX7 5NA

Tel: 01608 644944

Email: [chippingnorton@mark-david.co.uk](mailto:chippingnorton@mark-david.co.uk)

[www.mark-david.co.uk](http://www.mark-david.co.uk)

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