



Langley Cottage, Enstone

Oxfordshire

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Langley Cottage is a supremely spacious 3 Double Bedroom Detached Home in beautiful mature gardens offering a versatile layout and great potential. The interiors are arranged off a fine hallway. On the Ground Floor, there is an impressive comfortable triple aspect Living Room with a focal point open fireplace and a beamed ceiling. The Kitchen Dining Room is light and practical and is served by a generous Utility Room. There is a very spacious Ground Floor Double Bedroom and a Bathroom. The Ground Floor is complete with a Guest Cloakroom, a useful everyday side Lobby and a front Porch. On the First Floor are 2 excellent Double Bedrooms one with an Ensuite Cloakroom and a pedestal-wash hand basin. The gardens are a particular feature of the property and wrap around the house on three sides. They are finely established on traditional lines with lawns, terraces and profusely stocked borders. To the frontage, there is Multi-Vehicle Off-Road Parking and a first class detached Double Garage with electric door.

This pretty village lies to the South East of Chipping Norton and 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. Chipping Norton is widely admired as the gateway to the Cotswolds. The charismatic and historical market town centre has a marvelous range of individual shops, boutiques, cafes, public houses, hotels as well as retail, commercial and leisure facilities. Chipping Norton also benefits from its grand and thriving Town Hall, the charming and family-friendly Theatre, War Memorial Hospital, and a new £5m state-of-the art Health Park including two surgeries, pharmacy and maternity unit built in 2015, all within close proximity to the town centre.



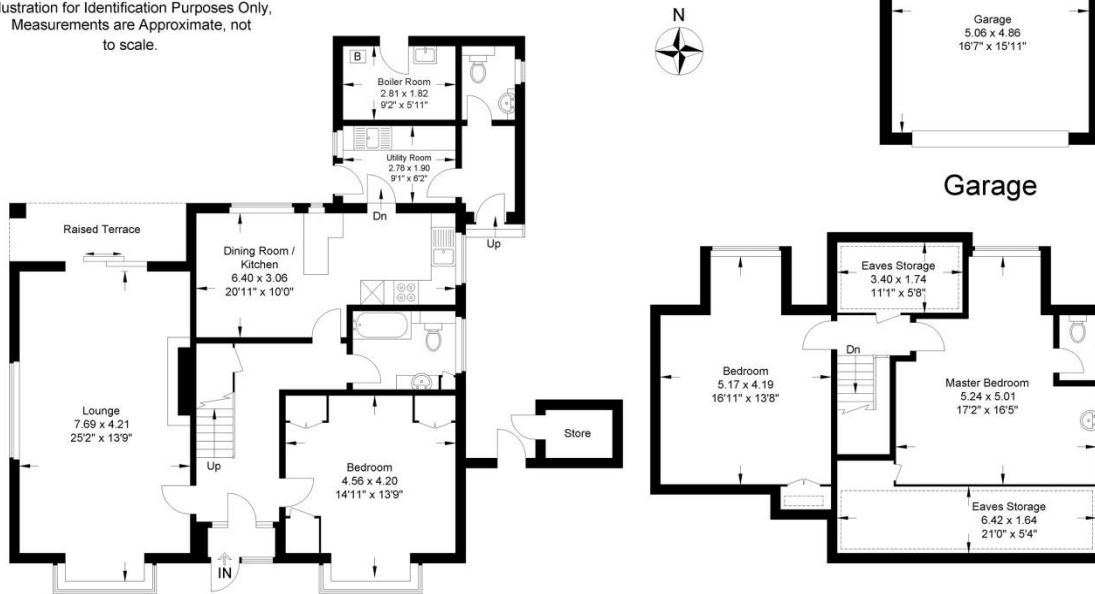


- Porch
- Reception Hall
- Ground Floor Double Bedroom
- Living Room
- Kitchen-Dining Room
- Utility
- Lobby
- Guest Cloakroom
- Two First Floor Double Bedrooms
- Ensuite Cloakroom
- Detached Double Garage with Electric Door
- Off Road Parking
- Mature and Lovely Gardens

Guide Price: £435,000



Approximate Gross Internal Area 171.54 sq m / 1846.44 sq ft
 (Excluding Garage & Store)
 Garage= 24.59 sq m / 264.68 sq ft
 Store= 1.96 sq m / 21.09 sq ft
 Total= 198.09 sq m / 2132.22 sq ft
 Illustration for Identification Purposes Only,
 Measurements are Approximate, not
 to scale.



Local Authority
 West Oxfordshire County Council
 01993 861420
www.westoxon.gov.uk

Tenure
 Freehold

Services
 Oil Fired Central Heating, Mains Electric, Mains Water

Distances
Road
 Chipping Norton c. 5 Miles
 Woodstock c.7 Miles
 Oxford c. 15 Miles
 Banbury c. 12 Miles
 Cheltenham c. 28 miles
 Birmingham c. 50 miles
 London c. 70 miles

Rail
 Charlbury or Kingham to London c. 1 hour
 Bicester North or Banbury to London c. 1 hour



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