



THE OLD GARAGE

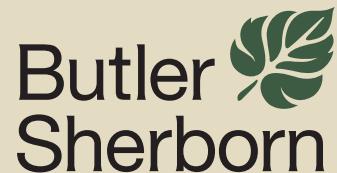
ENSTONE, OXFORDSHIRE

A charming three-bedroom home offering light filled living space and an enclosed garden, set in the village of Enstone.

Ground Floor: Kitchen/breakfast room • Sitting room
Utility/WC

First Floor: Three bedrooms • Family bathroom

Outside: Low maintenance garden • Two off road parking spaces • Hot tub



Stow-on-the-Wold Office

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DESCRIPTION

The Old Garage is a wonderfully refurbished property situated in the village of Enstone, ideally positioned within easy reach of Chipping Norton, Oxford and the many pursuits the Cotswolds has to offer.

Arranged over two floors, the ground floor offers generous and well-planned living accommodation. A spacious living room, filled with natural light with double doors opening directly onto the garden, creating an inviting space for outdoor entertainment. The large kitchen is equally as spacious, with bi-fold doors leading straight into the garden, ideal for modern indoor-outdoor living and entertaining. Completing the ground floor is a substantial utility room and a cloakroom.

Upstairs, the property offers three double bedrooms and a family bathroom. The main bedroom is a particularly good size, with pleasant views over the garden. The remaining rooms are well-proportioned and adaptable for family living, guests, or home working.



Outside, the property boasts an enclosed garden, offering a secure environment. A paved area provides excellent space for outdoor dining. The property also benefits from private parking for two cars.

Towns



Chipping Norton 4.4 miles
Charlbury 3.8 miles
Oxford 23.6 miles

Pubs



The Old Coal Yard 2.3 miles
Falkland Arms, Great Tew 3.6 miles
The White Horse, Duns Tew 7.1 miles
The Bull, Charlbury 4 miles
The Crown Inn, Enstone 0.3 miles

Schools



Great Tew primary 3.6 miles
Kitebrook School 10 miles
Tudor Hall (Girls) School 10.5 miles
Kingham Hill School 4 miles

Stations



Charlbury 4.4 miles
Kingham 9.7 miles
Banbury 12.7 miles

Members Clubs



Soho Farmhouse 4.8 miles
Estelle Manor 10.1 miles
Daylesford Organic, Spa and Bamford 11 miles

SERVICES

Mains water, electricity, drainage. Oil fired heating. Broadband is connected. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

FIXTURES & FITTINGS

Only those items mentioned in these particulars are included in the sale. Some additional items may be available by separate negotiation.

TENURE

Freehold

LOCAL AUTHORITY

West Oxfordshire District Council. 01993 861 000

EPC

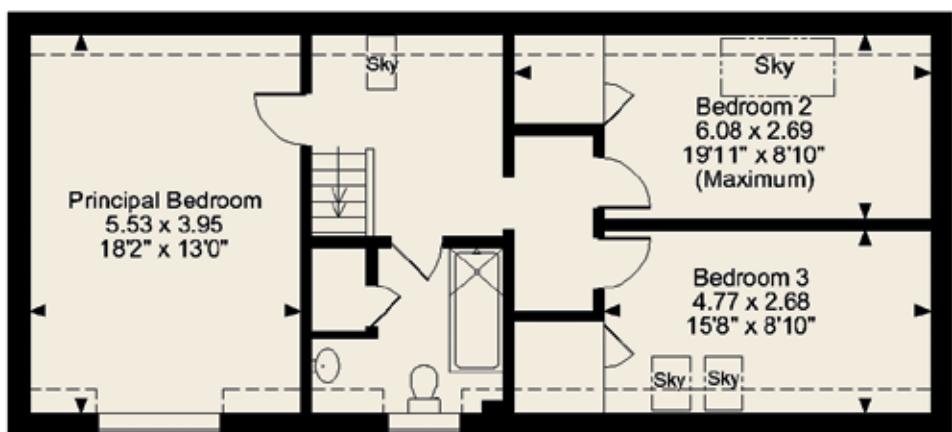
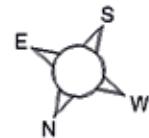
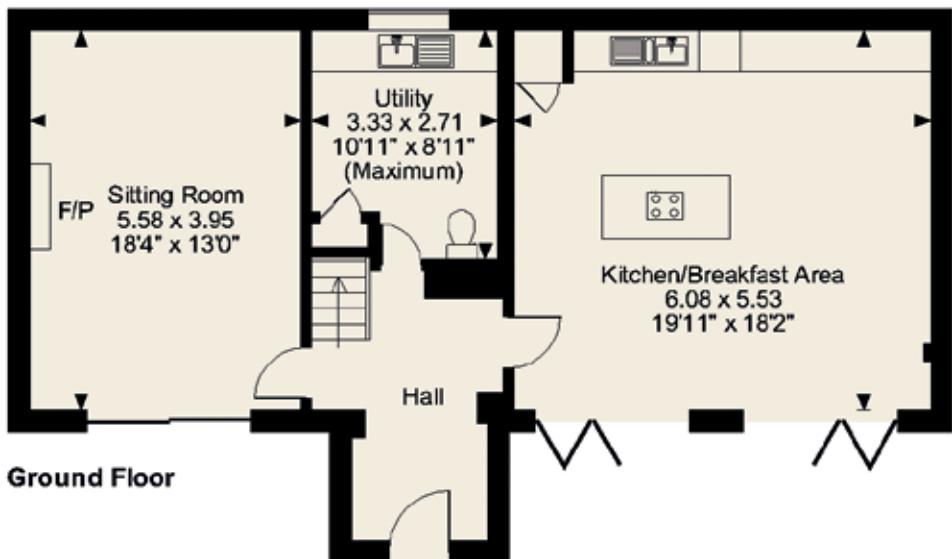
Band D (61)

COUNCIL TAX

Band G



Approximate Gross Internal Area
1526 Sq Ft/142 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

VIEWINGS

Please telephone Butler Sherborn, Stow-on-the-Wold office, Tel: 01451 830731 Email: stow@butlersherborn.co.uk or The London Office T 0207 839 0888.

DIRECTIONS: (OX7 4NH)

From Chipping Norton Follow the London Road (A44) towards Southcombe, at the traffic lights turn right onto the A44. Follow this road for around 2.9 miles, then take the left on Bicester Road (B4030), after 0.2 miles The Old Garage will be found on your right.

what3words: ///pavilions.saga.indicated

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Sherborn**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

