

THREEWAYS

STONESFIELD



Substantial and impressive, bespoke built detached home



Style & Quality...

Set in the popular rural village of Stonesfield, nestled between Charlbury and ancient Woodstock, Threeways is an individual, detached village house of good scale, located in generous gardens on the edge of the village. The ground floor offers three versatile reception rooms together with a spacious entrance hall, creating an immediate feeling of space as you enter the house. Threeways is a property which offers a sophisticated mix of traditional and contemporary, that has been practically thought out and designed.





Unique and well located...

Set in attractive gardens of just under one quarter of an acre, Threeways is a bespoke built house perfect for 21st Century living, being both architecturally traditional however exuding stylish modernity throughout. The house offers tranquil sleeping quarters of good proportions with five bedrooms in all, as well as a first floor study giving the option of extending the bedroom accommodation, and four beautifully appointed bathrooms, three of which are ensuite. Downstairs, a spacious double aspect sitting room leads off from both the entrance hall and breakfast/family room. The property also offers a separate dining room and expansive kitchen, with views out to the beautifully landscaped garden.

The village has an attractive heart with a late opening convenience store, a hairdressing salon, a popular village pub and it is surrounded by beautiful Blenheim Estate land over which there are long "good for the soul" walks. There are railway connections at nearby Charlbury (for London Paddington) and also Oxford Parkway Station (for London Marylebone) situated between Kidlington and Oxford. Historic Oxford lies just 11 miles south of Stonesfield. There are a number of schools close by including Stonesfield Primary School in the village and The Marlborough C of E School in Woodstock. The village is also served by the S3 bus service to Woodstock and Oxford.

Floorplan

Threeways, Woodstock Road, Stonesfield, Oxfordshire, OX29 8EJ
 Approximate Gross Internal Area
 Main House = 2263 Sq Ft/210 Sq M
 Garage = 192 Sq Ft/18 Sq M

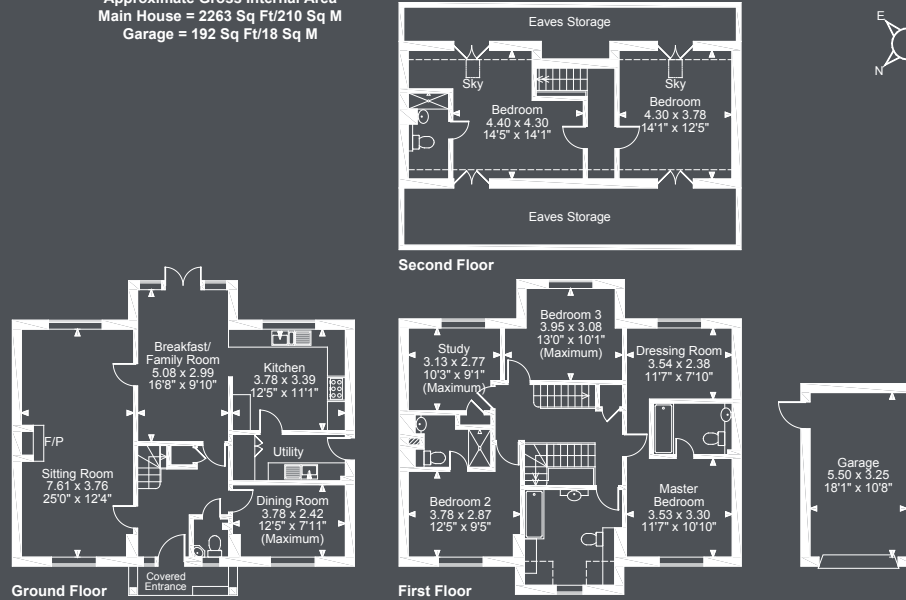


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THE PROPERTY CONSULTANCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B	81	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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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Directions: From Oxford head North on the A44 signposted Woodstock. Pass through Woodstock and take the next left signposted Charlbury. Take the next left signposted Stonesfield. On entering the village you will see Threeways a short distance along on your right before you reach the sweeping right hand bend.

Neither these particulars, floorplans, nor oral representations, form any part of any offer or contract and their accuracy cannot be guaranteed.

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