



Heythrop Estate, Enstone

Guide price £650,000



3



1



2

| EPC rating: E

- DETACHED PERIOD HOUSE
- TWO SEPARATE RECEPTION ROOMS
- THREE BEDROOMS

- UNIQUE POSITION WITHIN HEYTHROP ESTATE
- KITCHEN/BREAKFAST ROOM

King & Woolley
Estate Agents and Surveyors

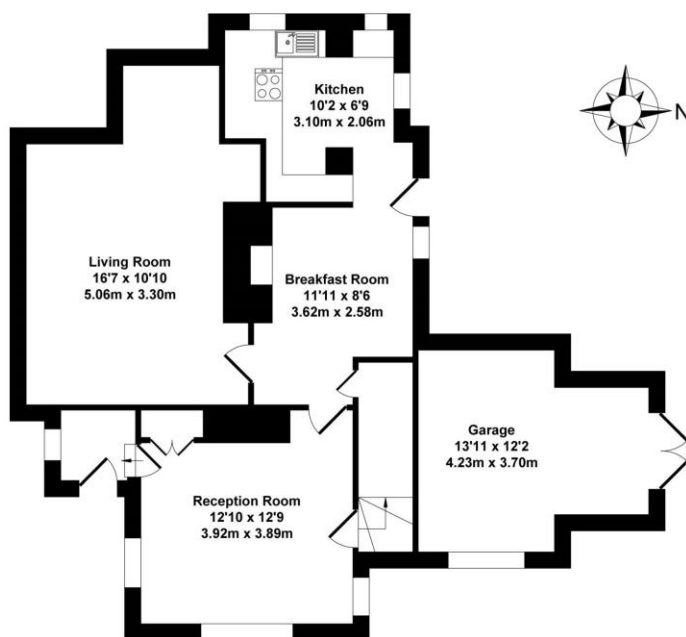
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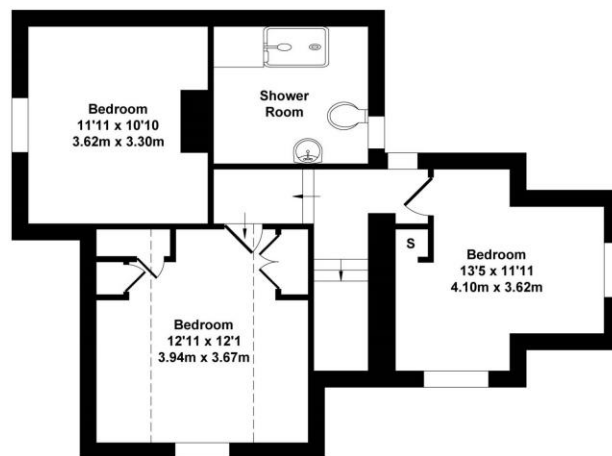


A HANDSOME PERIOD DETACHED HOUSE IN A UNIQUE POSITION WITHIN THE HISTORIC HEYTHROP PARK ESTATE. FORMALLY A LODGE TO THE EARLY 18TH CENTURY COUNTRY HOUSE AND 440 ACRES OF GROUNDS, THE PROPERTY OFFERS TWO SEPARATE RECEPTION ROOMS, A KITCHEN/BREAKFAST ROOM, THREE BEDROOMS AND FIRST FLOOR BATHROOM. OIL FIRED CENTRAL HEATING IS INSTALLED. THERE IS ALSO A GARAGE AND ADDITIONAL OFF ROAD CAR PARKING TO THE FRONT OF THE PROPERTY. THE GARDENS ARE OF PARTICULAR NOTE, BEING GENEROUS IN SIZE, WEST FACING AND BORDERING THE BEAUTIFUL PARKLAND OF THE ESTATE. A PURCHASER MIGHT WANT TO TAKE ADVANTAGE OF THE PROXIMITY OF THE WARNER HOTELS OWNED HEYTHROP PARK FACILITIES, SUBJECT TO THE APPROPRIATE FEES WHICH INCLUDE EXTENSIVE LEISURE FACILITIES, THE MAGNIFICENT CHAMPIONSHIP GOLF COUSE AND DINING AVAILABLE WITHIN THE HOTEL. THE HIGHLY REGARDED SOHO FARMHOUSE IS ALSO JUST c.5 MILES DISTANT.

Enstone is conveniently situated between Chipping Norton & Woodstock offering excellent road access to Oxford/Stratford upon Avon + a London rail connection at nearby Charlbury. The village has a well equipped shop, primary school, regular bus service & two public houses.

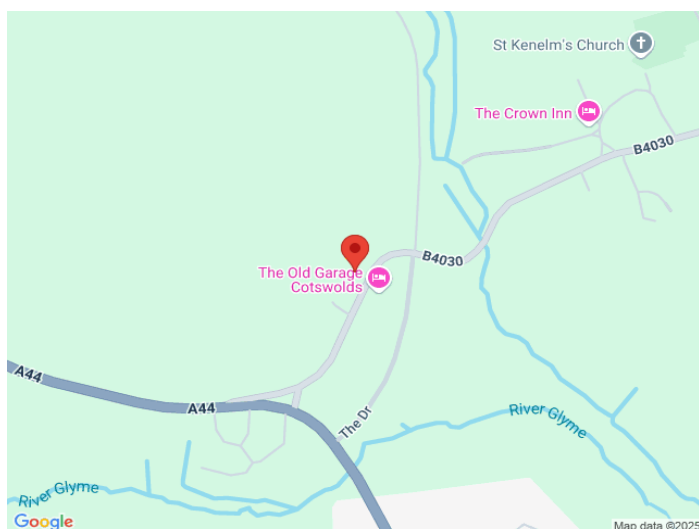


Ground Floor
Approx. Floor
Area 77.40 Sq.M.
(833 Sq.Ft.)



First Floor
Approx. Floor
Area 54.80 Sq.M.
(590 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area 1423 Sq.Ft. (132.20 Sq.M.)



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