

established 200 years

Taylor & Fletcher



2 Dashwood Rise
Duns Tew, OX25 6JQ
£450,000



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Welcome to Dashwood Rise, a charming property located in the picturesque village of Duns Tew. This modern detached house boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With 3/4 cosy bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

LOCATION

Situated between Banbury and Oxford, Duns Tew is an attractive village away from main roads and surrounded by rolling Oxfordshire countryside. Within the village there is a parish church, village hall and 17th century coaching Inn, now a friendly local country pub and restaurant. This village is predominantly stone built houses and cottages with traditional English gardens. The nearby bustling market village of Deddington offers an excellent range of day-to-day amenities including local shopping and a popular primary school. Banbury provides extensive shopping and commercial facilities together with leisure amenities including competitive tennis, football, cricket and bowling clubs. Soho Farmhouse is approximately a ten-minute drive. Further amenities can be found approx. 3 miles to the north in the village of Deddington whilst access to the M40 motorway can be gained at either junction 10 or 11. Bicester North, Banbury and Oxford Parkway train station provide an excellent service to London Marylebone.

DESCRIPTION

A substantial three bedroom detached home nicely positioned within a cul-de-sac location on the fringe of this ever popular rural village. Notable features include en-suite to master bedroom,

kitchen/diner and remarkably large garden.

ACCOMMODATION

GROUND FLOOR

The ground floor accommodation mainly comprises of a large entrance hall, kitchen/diner, lounge, study/bedroom 4, utility room and cloakroom.

FIRST FLOOR

The first floor accommodation comprises of three bedrooms, the master with en-suite and family bathroom with a white suite.

OUTSIDE

The garden to front is laid to lawn with low fencing. The driveway is suitable for 3/4 vehicles. The rear garden is extensive and mostly laid to lawn with a patio feature closest to the house. The rear garden can be accessed from the front on either side off the property.

FIXTURES & FITTINGS

Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.





SERVICES

Mains Electricity, Water and Drainage are connected.

LOCAL AUTHORITY

Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
Telephone: 01295 227001

COUNCIL TAX

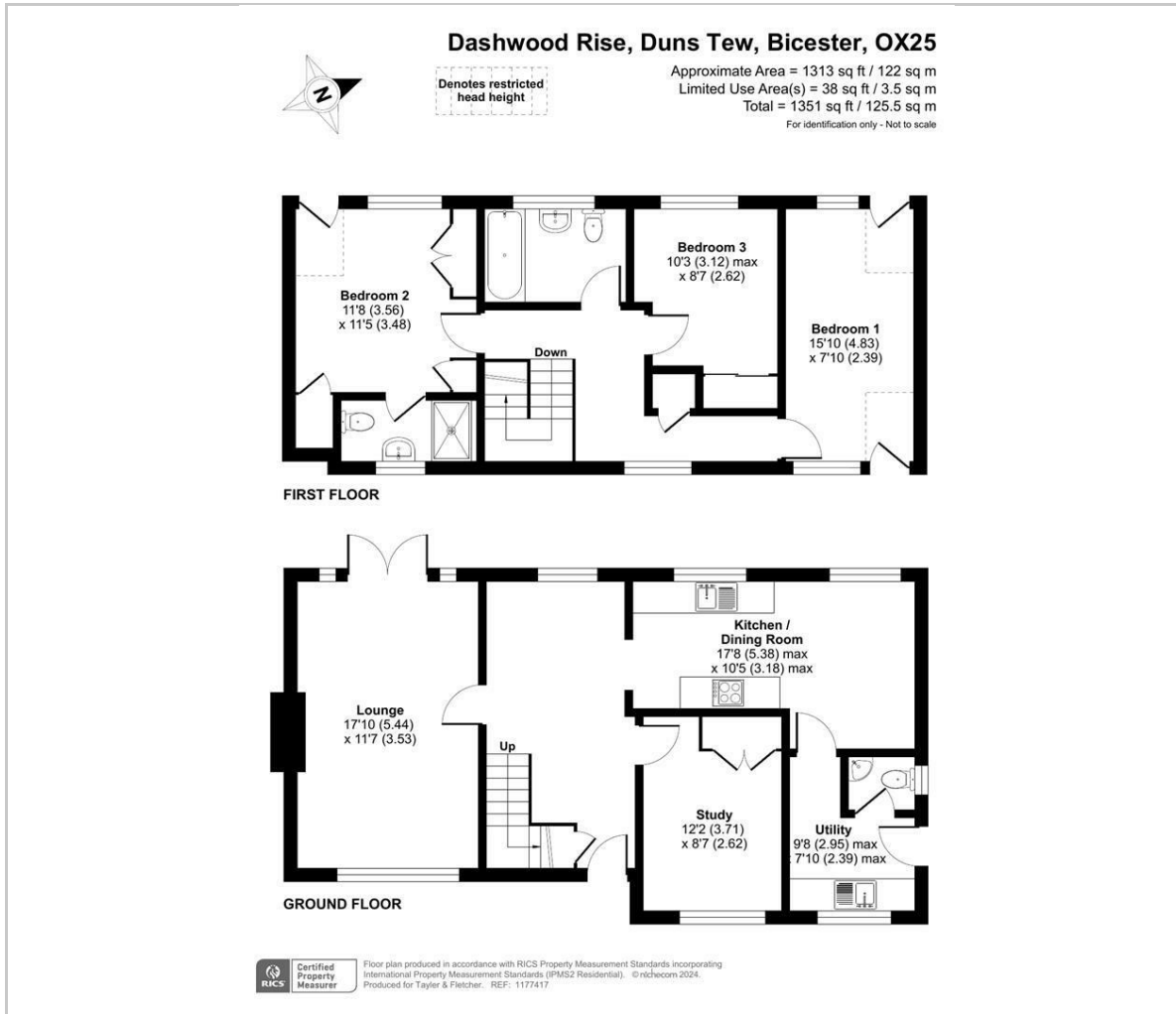
Council Tax Band D. Rate payable
2024/2025 £2334.59.

VIEWING

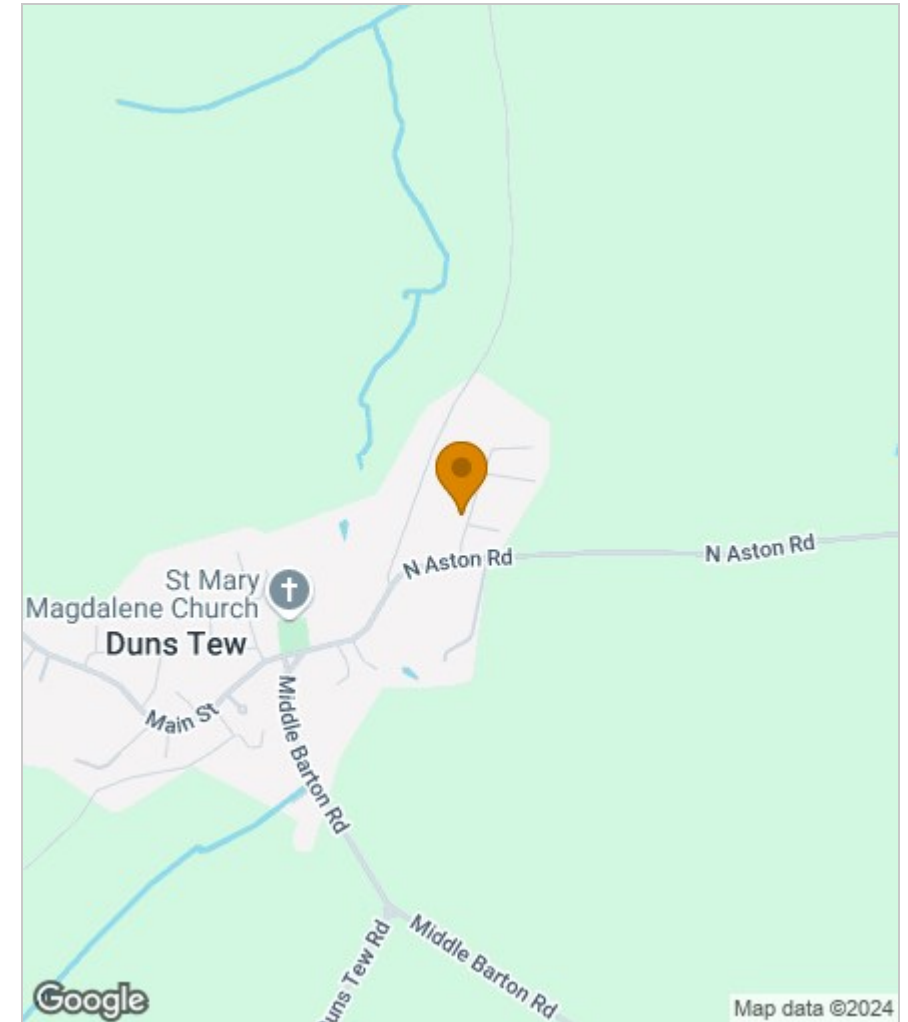
Viewing is strictly via the Sole Agents
Tayler and Fletcher and prospective
purchasers should satisfy themselves as
to the accuracy of any particular point of
interest before journeying to view.



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

