

established 200 years

# Tayler & Fletcher



Tilly's Woodlands Rise  
Stonesfield, OX29 8PL  
**Guide Price £485,000**





## Tilly's Woodlands Rise

### Stonesfield, OX29 8PL

*This accommodation offers a versatile layout across two floors, featuring spacious reception rooms on the ground floor and an additional two bedrooms on the first floor. Outside, you'll find low-maintenance front and rear gardens, along with a driveway that leads to a detached single garage. A small lawned area adds a touch of greenery to the property. Perfect for those seeking both comfort and convenience. This home will be an end of chain purchase.*

#### LOCATION

Stonesfield is a thriving village with a good range of amenities and local activities. These include a well-regarded primary school, shop with post office, hairdressers, community pub and a sports field with sports and social club. Sitting equidistant between the local market towns of Woodstock, Charlbury and Witney. A bus service operates to Oxford via Woodstock and to Charlbury and Chipping Norton. There is a mainline railway station on the Worcester-Oxford-London (Paddington) line from Long Hanborough. There is then Oxford Parkway and Charlbury trainline that goes to London (Marylebone).

#### DESCRIPTION

##### ACCOMMODATION

The accommodation is laid out over two floors and has genuinely flexible accommodation due to the level of reception rooms on the ground floor and the further two bedrooms on the first floor. There are front and rear gardens, and a driveway leading to a detached single garage

##### GROUND FLOOR

The ground floor accommodation has three main reception rooms, kitchen and shower room and a spacious inner hallway.

#### FIRST FLOOR

The first floor hosts two double bedrooms and family bathroom. There is also a walk in loft space.

#### OUTSIDE

The outside space offers a front and rear garden, designed to be low maintenance with walling and hedging to perimeters. There is a small lawn alongside the driveway leading to a detached single garage

#### SERVICES

Gas, Mains water, electricity and drainage are connected.

#### 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.

#### LOCAL AUTHORITY

West Oxfordshire District Council  
Woodgreen  
Witney  
Oxfordshire  
OX28 6NB  
(Tel: 01993 861000)  
[www.westoxon.gov.uk](http://www.westoxon.gov.uk)







### COUNCIL TAX

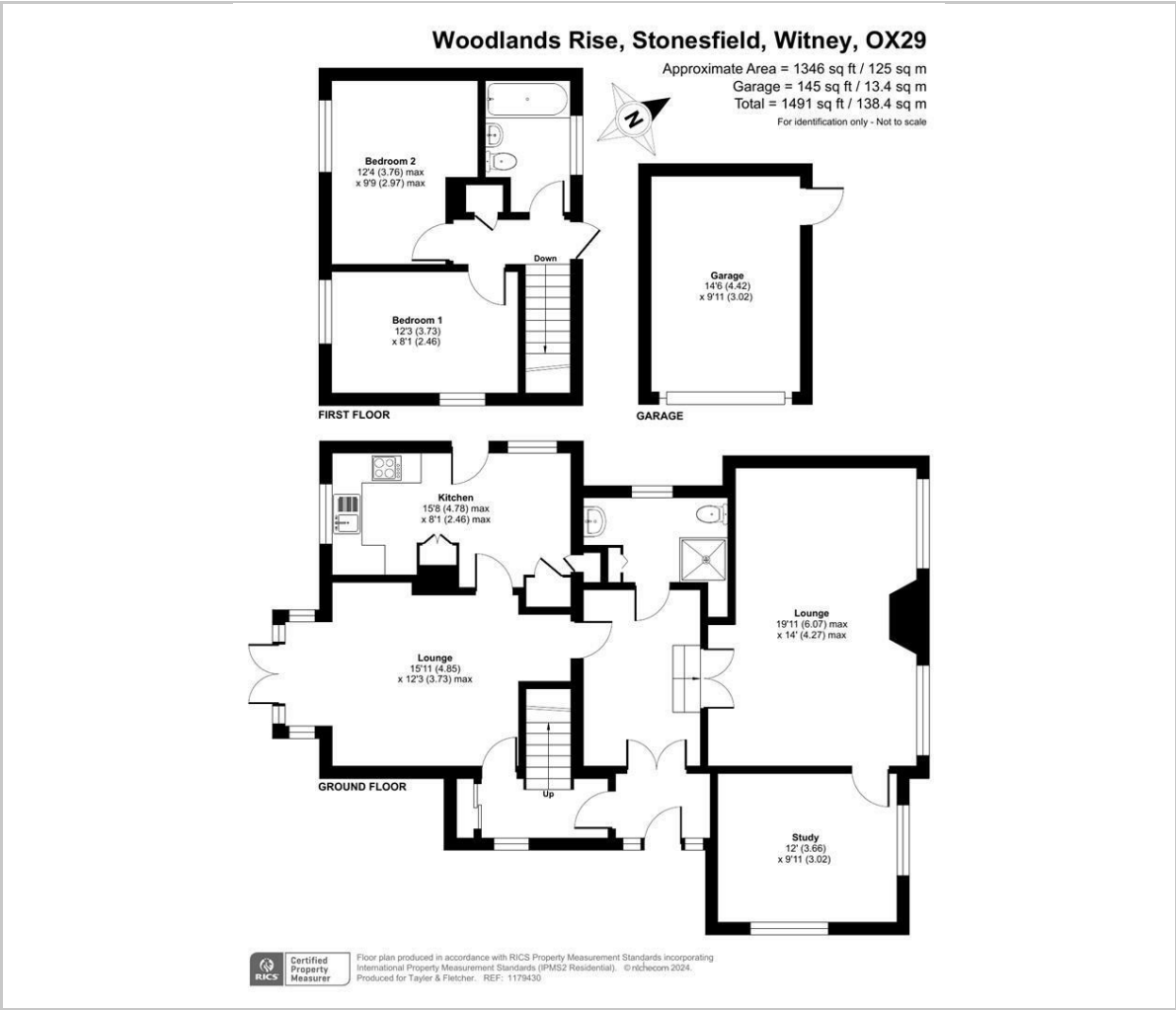
Council Tax band D. Rate Payable for 2024/ 2025 £2268.99

### VIEWING

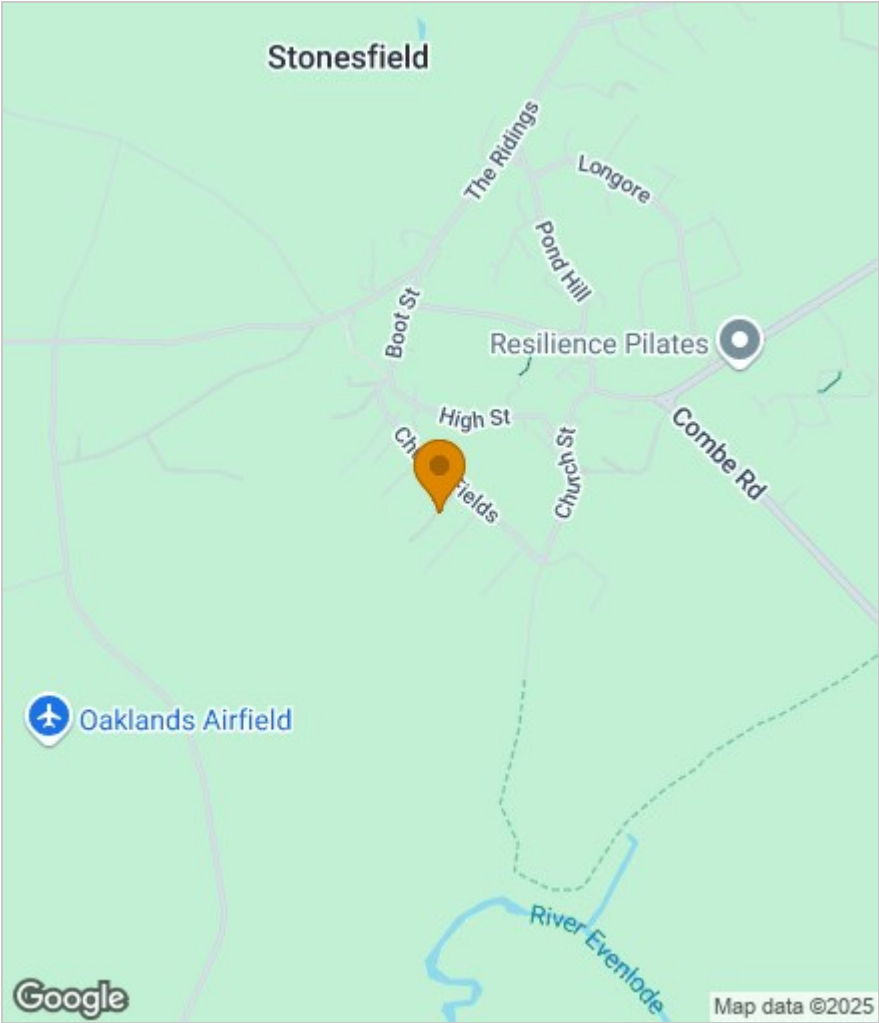
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

