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Tayler & Fletcher



Brookfield, The Drive

Enstone, OX7 4NQ

Offers In Excess Of £600,000



Brookfield, The Drive

Enstone, OX7 4NQ

A beautifully presented and lovingly maintained four double bedroom home on the edge of the sought-after village of Enstone. The ground floor includes a spacious kitchen, separate dining room, lounge, garden room, and cloakroom. Upstairs offers four generous bedrooms and a family bathroom.

Outside, the enclosed, low-maintenance rear garden is tiered and ideal for relaxing. The delightful front garden features a pond, patio area and a double garage. This is a perfect turn key family home with countryside charm and modern comfort.

LOCATION

A charming residential village situated approximately 4 miles South East of the market town of Chipping Norton approximately 12 miles from Banbury and 17 miles from Oxford with a regular bus service, having a small General Stores and Post Office, a well regarded Primary School, a Public House nearby in Church Enstone and a Garage and Filling Station this little village has a lot to offer. Chipping Norton provides shopping facilities for every day needs together with recreational and leisure facilities. Banbury and Oxford also provide links to the M40 and there are main line trains to London available from Charlbury Station, about 3 miles to the South. (All distances are approximate).

ACCOMMODATION

Nestled on the edge of the picturesque village of Enstone, this delightful extended four-bedroom detached home is situated in a private non estate location and offers versatile living space across two floors, perfect for growing families or those seeking a peaceful countryside retreat. The current owners have lived in the property since new and have enjoyed living in this community led village for the last 23 years.

GROUND FLOOR

On the ground floor, you'll find a

welcoming lounge, a spacious kitchen and separate dining room ideal for entertaining, a bright and airy garden room with views onto the rear garden, and a convenient cloakroom.

The side pathway has been thoughtfully re designed to create a UPVC covered walkway/utility leading to the rear garden via a UPVC door.

FIRST FLOOR

The first floor features four generously sized double bedrooms, two of which are dual aspect and a well-appointed large family bathroom. The principle bedroom benefits from a corner shower facility and a wash basin. There is a fully boarded loft space with lighting offering useful storage.

OUTSIDE

Externally, the property boasts an enclosed, tiered rear garden designed with low maintenance in mind, and is private and not overlooked perfect for relaxing or outdoor entertaining. The front garden includes a charming pond, adding character and a touch of tranquillity and benefits from a lovely green outlook. A shared driveway leads to a detached double garage with fully boarded loft space and lighting, providing ample parking and storage.





FIXTURES AND 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

LPG Gas, Electricity, Water and Drainage are connected. Gas-fired central heating.

LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 702941

COUNCIL TAX

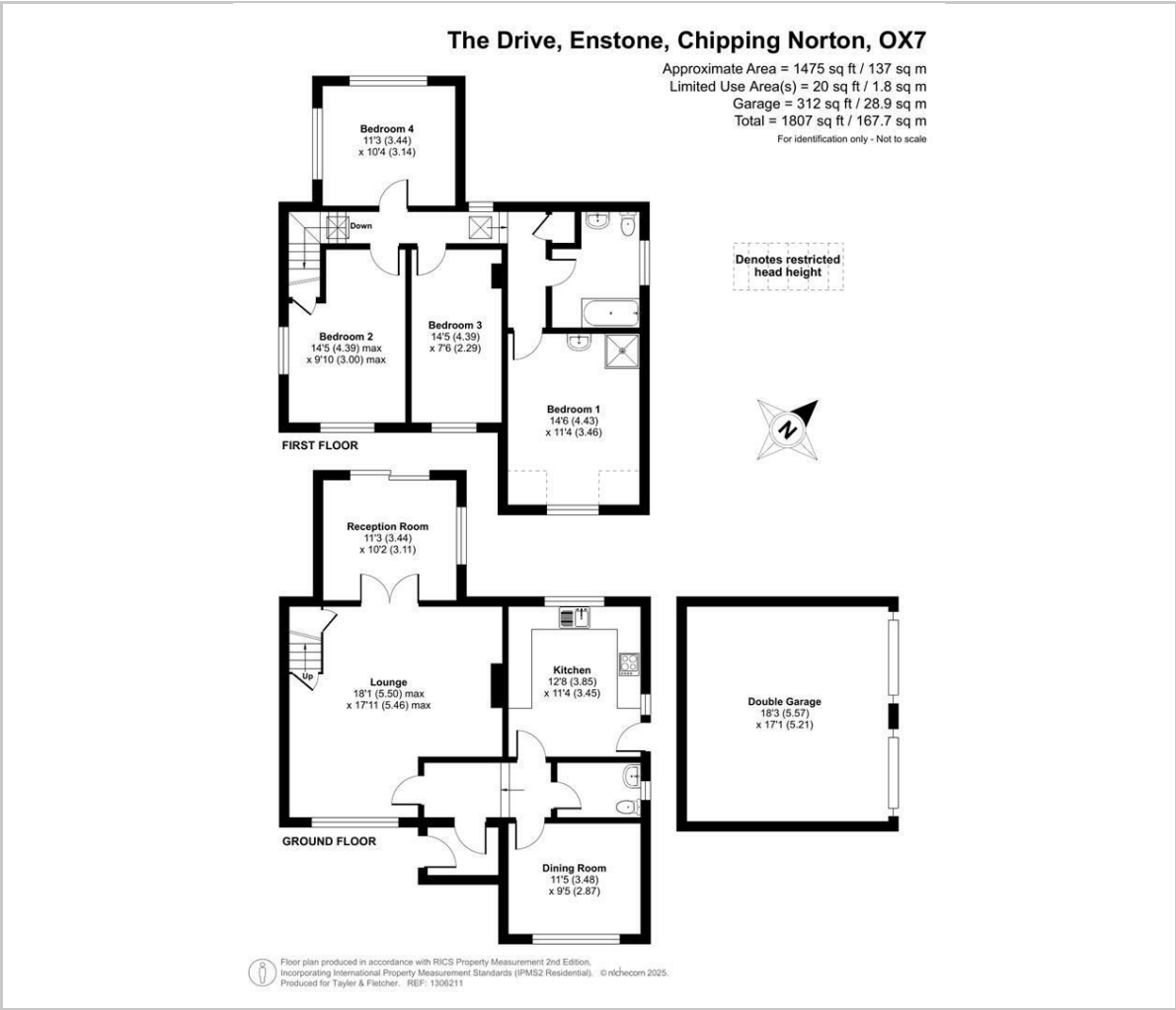
Band D £2396.28 for year 2025/2026

VIEWING

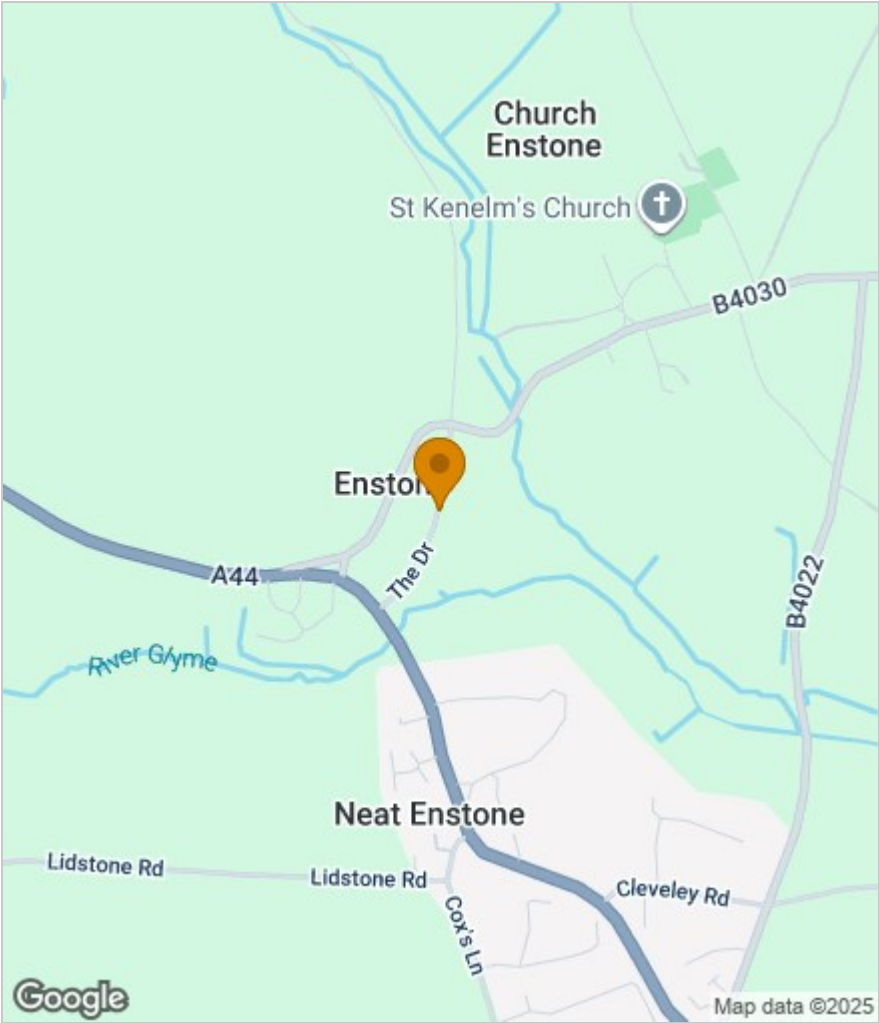
Viewing is strictly via the sole agents of Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



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.

