





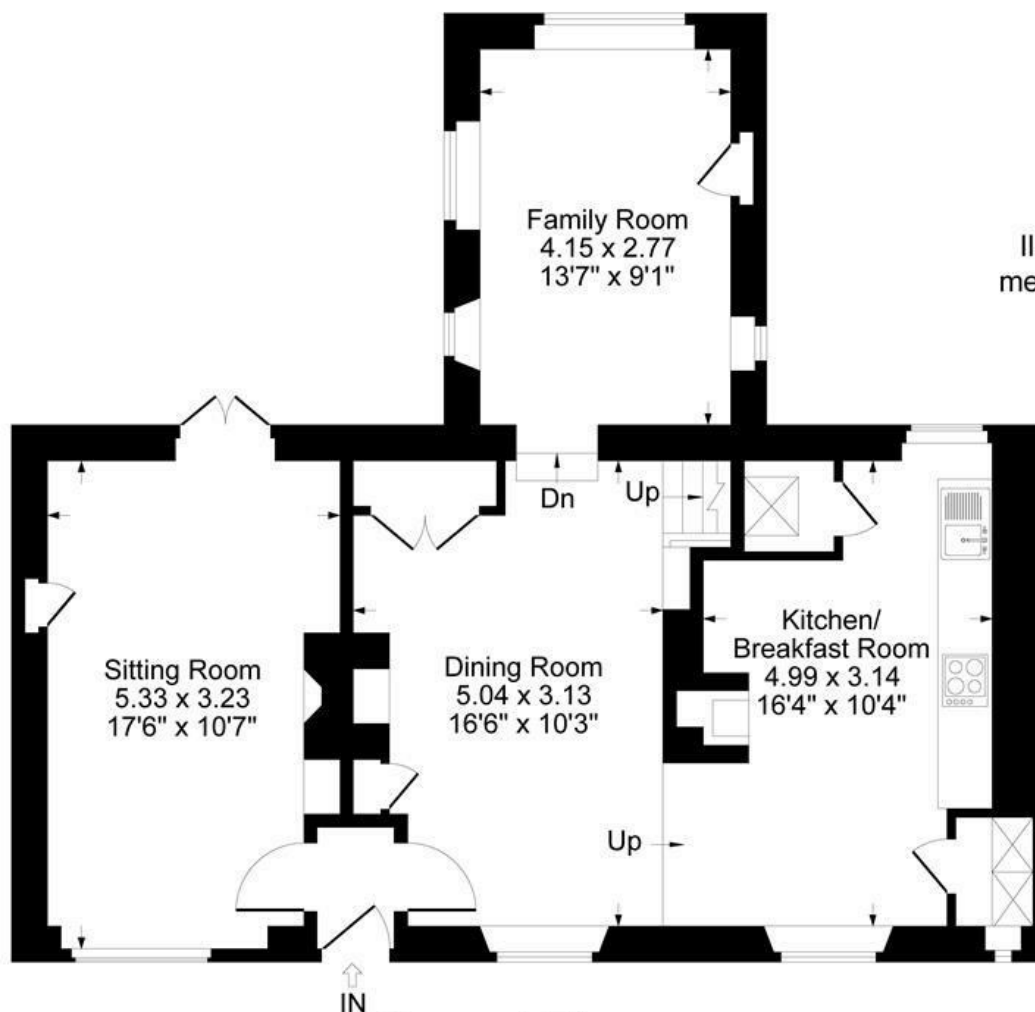


Approximate Gross Internal Area  
Ground Floor = 68.13 sq m / 733 sq ft  
First Floor = 55.57 sq m / 598 sq ft  
Garage = 13.74 sq m / 148 sq ft  
Total Area = 137.44 sq m / 1479 sq ft

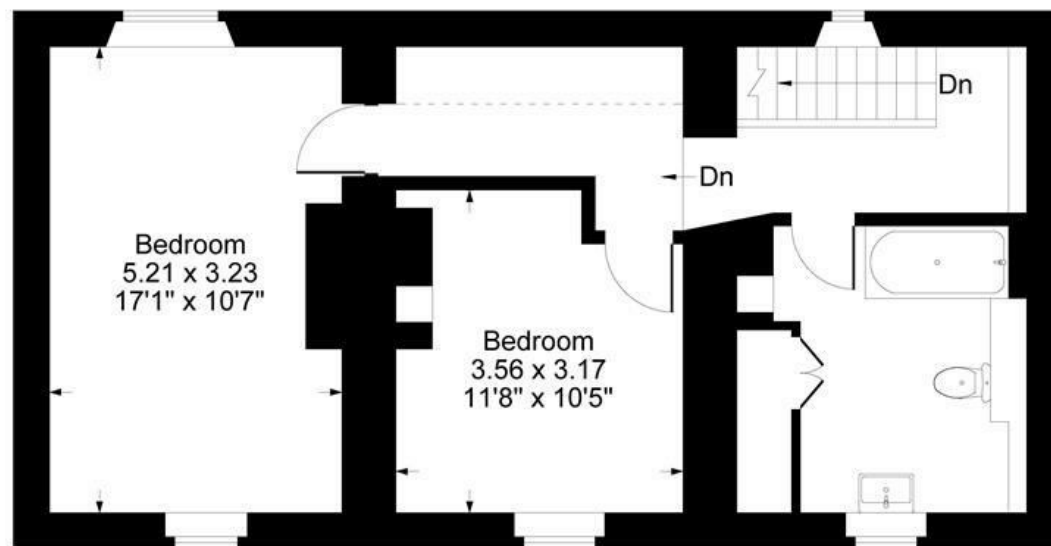
Illustration for identification purposes only,  
measurements are approximate, not to scale.



Garage



Ground Floor



First Floor

## **The Property**

Full of character and charm, Talbot Cottage is a beautifully presented Grade II listed home with a deceptively spacious interior, positioned in the heart of this well-connected Oxfordshire village.

From the moment you step inside, the cottage reveals a wealth of period features. The living room is a particularly lovely space—double aspect and full of natural light, with a limestone fireplace and open fire, wood panelling beneath the front window, and a built-in cupboard adding to its homely feel. French doors open onto the rear patio, offering a seamless connection to the garden.

The dining room continues the warm, inviting atmosphere, with exposed beams, pine floor, characterful alcoves, shelving, and a window seat—an ideal setting for relaxed meals or entertaining. A step up leads into the kitchen, which has been thoughtfully designed in keeping with the cottage’s style. This double-aspect space includes a tiled floor, pantry cupboard, exposed beams, space for appliances, and another charming window seat with room for a breakfast table.

At the rear, a few steps down lead to the garden room—a wonderfully versatile space with triple-aspect, a striking feature window, and a door out to the patio. Whether used as a study, reading room or extra sitting room, it’s a peaceful and flexible addition to the living space.

Upstairs, original floorboards and a lovely old bannister continue the sense of history.

There are two generous bedrooms, including a bright and airy principal room with exposed beams and double-aspect windows, along with a spacious bathroom featuring a shower over the bath and built-in storage.

Outside, the rear garden is designed for easy enjoyment with two paved seating areas, ideal for pots, dining and quiet moments. At the front is an EV charging point, and the property also benefits from a single garage located nearby.

Enstone is a friendly and well-served village with local amenities and good access to Chipping Norton, Oxford, and the wider Cotswolds—making Talbot Cottage a truly special place to call home.

## **Situation**

Enstone, set in the scenic north Oxfordshire countryside, offers a village shop, post office, pub, and primary school. Nearby Chipping Norton and Woodstock provide more amenities, while Banbury and Oxford offer extensive shopping and leisure. Soho Farmhouse is just 5 miles away, and Daylesford Organic Farm Shop is 10 miles away. Mainline trains from Charlbury (4 miles) reach London Paddington in about 70 minutes, with other services from Banbury and Oxford Parkway. A bus service connects Enstone to Oxford and Chipping Norton. Local schools include Enstone Primary, Chipping Norton School, and several independent options.













1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW  
Telephone: 01608 811146

10 Market Place  
Chipping North  
Oxfordshire  
OX7 5NA  
Telephone: 01608 644808