



St James Close, Churchfields,
Oxfordshire, OX29 8PP

Offers In Excess Of
£700,000

RB REASTON BROWN

A Rare Opportunity With Lapsed Planning Permission, A Charming Detached Bungalow on a Large Private Plot With Mature Gardens & Excellent Scope to Modernise, Extend, or Replace With a Substantial New Home (STPP).

Set in a peaceful and private position within the heart of the village, this attractive detached two-bedroom bungalow occupies a generous plot with expansive front and rear gardens framed by mature trees and established hedging. Tucked well back from the road, it is approached via a long driveway providing ample parking and a strong sense of privacy. Inside, a welcoming hallway connects each of the principal rooms. To the right lies the main living room, a bright dual-aspect space with sliding doors opening to the rear terrace and garden, creating a seamless link between indoor and outdoor living. At the front sits a versatile office/family room or bedroom three, featuring a bay window and open fireplace, offering flexibility for work, relaxation, or guest accommodation. The kitchen overlooks the rear garden and features solid wood sage green cabinetry, tiled splashbacks, and integrated appliances including a fridge freezer, induction hob, double oven, and dishwasher. A door leads to a utility room with plumbing for a washing machine and tumble dryer. There are two well-proportioned bedrooms, both light and airy. The principal bedroom enjoys a dual aspect with fitted wardrobes and garden views, while the second bedroom is also spacious. The family bathroom includes a bath, separate power shower, toilet, and heated towel rail. Externally, the grounds are a particular feature, with a lawned front garden and a generous, private rear garden offering a broad expanse of lawn with well-stocked beds and established planting. To one side stands a detached outbuilding incorporating a garage, side storage area, and additional storeroom with cloakroom. The property offers excellent potential for modernisation or redevelopment. Notably, previous planning consent (now lapsed 1 June 2025) allowed for an approximately 3,135 Sq Ft / 291 Sq M Family home (including garage) within the grounds, offering renewed scope for future buyers to explore similar opportunities, subject to permissions. Oil-fired central heating. EPC: E. Council Tax: E.

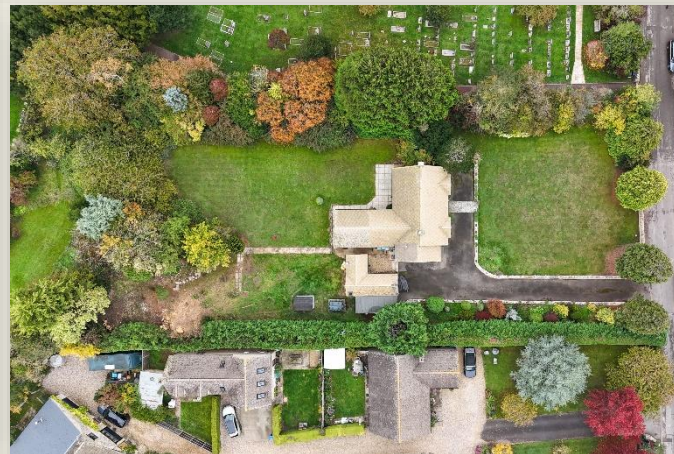
Situation

Stonesfield is a highly sought-after village set within the Cotswolds Area of Outstanding Natural Beauty, nestled between the historic Blenheim and Cornbury Estates. The village offers a vibrant community atmosphere with an excellent range of local amenities, including a well-regarded primary school, a village shop with post office, a hairdresser, and both Anglican and Methodist churches. Residents also benefit from a thriving sports and social club, community facilities, and regular bus services to Woodstock, Oxford, Charlbury, and Chipping Norton.

The nearby town of Woodstock provides further shopping, dining, and cultural attractions, while the market towns of Witney and Charlbury offer additional amenities. Mainline rail services from Charlbury (approximately 4.5 miles away) provide access to Oxford in around 14 minutes and London Paddington in approximately 76 minutes. Alternatively, trains from Oxford Parkway (around 11 miles away) reach London Marylebone in about 56 minutes.

The property comprises the following with all dimensions being approximate only. Please note that Reaston Brown has not tested appliances or systems and no warranty as to condition or suitability is confirmed or implied. Any prospective purchaser is advised to obtain verification from their Surveyor or Solicitor.





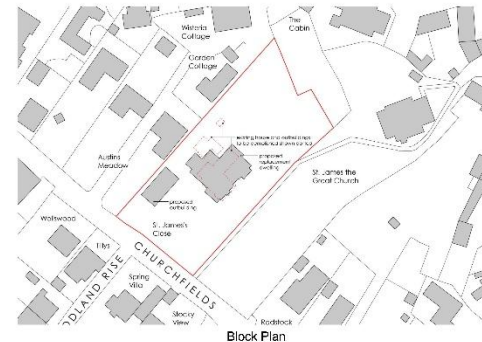


Approx. Gross Internal Floor Area 1698 Sq Ft 157.7 Sq M (inc out building)

All measurements of walls, doors, windows and fittings and appliances, including their size and location, are shown as standard sizes and therefore cannot be regarded as a representation by the seller.

St James Close, Church Road, Stonefield, Oxfordshire, OX29 8PP

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Approved Planning Permission 21/03290/FUL That Was Granted 1st June 2022 Has Now Lapsed

Viewing is Strictly by Appointment through Reaston Brown

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