



This delightful character cottage in Duns Tew is not just a property; it's a lifestyle choice. Set in a beautiful location, it combines the best of village life with modern conveniences. Nestled in the heart of this charming village, it has been newly extended and extensively refurbished, offering a delightful blend of modern living and traditional features.

Upon entering Ashberry Cottage, you are greeted by a light and airy hallway leading to a spacious open-plan family, dining, and kitchen area—perfect for both entertaining and everyday family life.

The cosy, separate sitting room, with a feature fireplace and wood-burning stove, provides a welcome retreat, ideal for relaxing after a long day. The kitchen has been expertly designed and installed to the highest standards, incorporating integrated appliances, a Belfast sink, twin ovens, a dishwasher, and mood lighting. The fabulous island houses a large induction hob, wine fridge, and breakfast bar.

The property boasts four well-proportioned bedrooms, including a principal suite with an en-suite bathroom, offering a private sanctuary for rest and relaxation. Additionally, the family bathroom, catering to the needs of a growing family or guests, is well-equipped and spacious. The property is further enhanced by a utility room, providing practical storage and laundry space.

New double glazing throughout ensures energy efficiency and comfort, while the future-proof heating system, supplied by an air source heat pump, adds to the home's appeal.

Outside, you will find private front and rear gardens, perfect for enjoying the southerly aspect on long summer evenings. An oversized garage offers ample space for parking one vehicle, along with additional storage options.

Directly from the back gate is a bridle path, ideal for dog walks, as well as a well-maintained children's play park and tennis court.

Livery options are available, and weekends are accompanied by the pleasant sound of horses' hooves.

Whether you are looking for a family home or a charming retreat, this property is sure to impress. The exclusive Soho Farmhouse is just a few minutes away in Great Tew, and other wonderful Cotswold amenities, such as Daylesford, are a pleasant drive through the nearby rolling hills. Duns Tew is an attractive village with a Parish Church and Village Hall, along with the White Horse, a 17th-century coaching inn that has been transformed into a friendly local gastro pub.

The village is situated between Banbury and Oxford, approximately 3 miles from the busy market town of Deddington, which offers an excellent range of amenities.

In addition to Deddington, there are primary schools in Steeple Aston and Great Tew. Banbury and Woodstock provide more extensive shopping amenities, with nearby Oxford offering further cultural and leisure facilities, just 16 miles away.

Bicester lies approximately 10 miles away and has two stations offering a great commuter service to London Marylebone in around 45 minutes, and you can reach Birmingham in 1 hour. There is also Oxford parkway 12 miles away.

By road, the property is within easy reach of the M40, A41, A43 (leading to the M1), and A34.





Accommodation Comprises:

Ground Floor - Enclosed Entrance Porch, Hallway, Sitting Room,
Kitchen/Dining/Family Room, Utility Room, W.C

First floor - Master Bedroom With En-Suite Shower, Three Further Bedrooms,
Family Bathroom.

Outside - Enclosed Front Garden, Rear Garden, Patio, Timber Framed Garage,
and Storage Shed/ Covered Seating Area.

Freehold Property
Brick Under Tiled Roof
Terraced
Local Authority - C.D.C
Council Tax Band - C

Services:

Mains Water - Thames Water
Mains Drainage - Thames Water
Mains Electric - Octopus
Heating - Air Source Heat Pump
EV Charger

Broadband - Check Ofcom Website
Mobile Phone Coverage - Check Ofcom Website



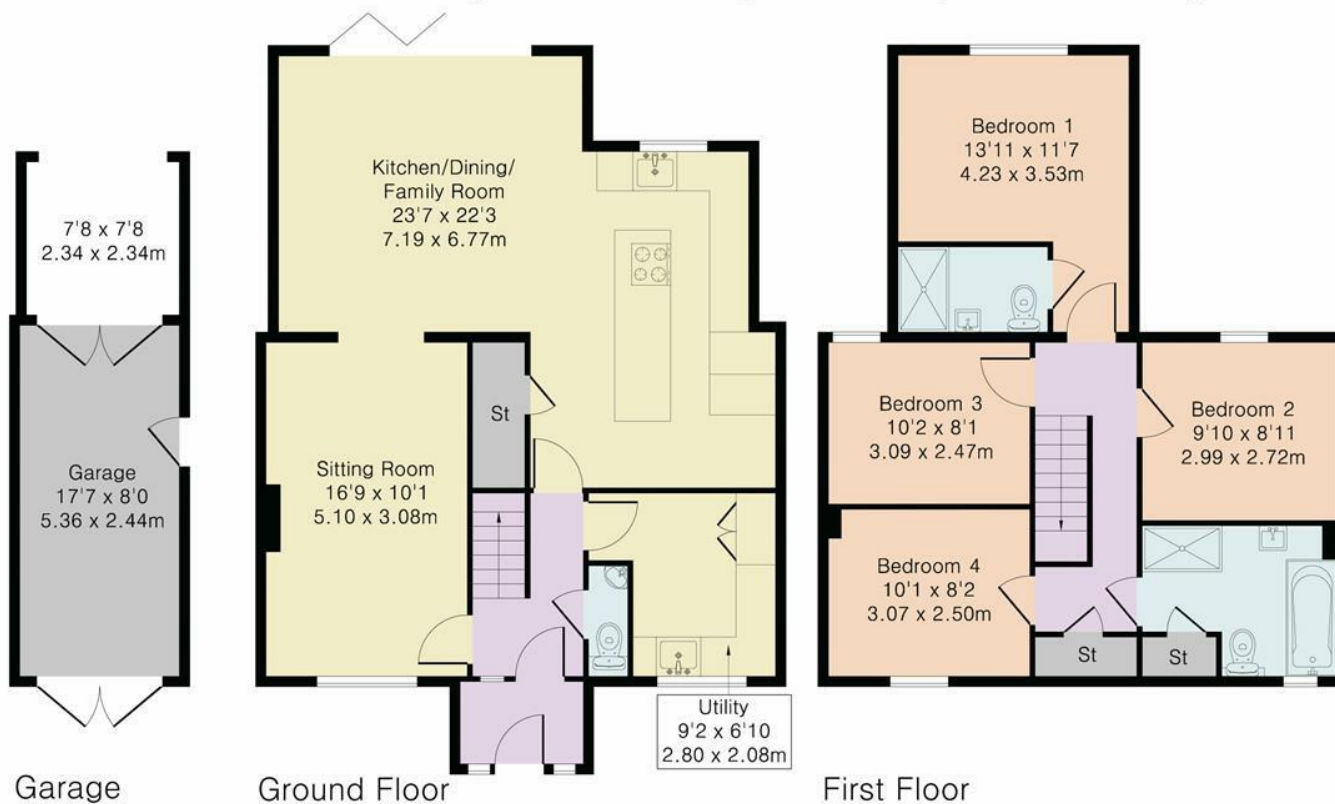


Approximate Gross Internal Area 1489 sq ft - 138 sq m

Ground Floor Area 754 sq ft – 70 sq m

First Floor Area 594 sq ft – 55 sq m

Garage Area 141 sq ft – 13 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		79	90
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



