



A fantastic opportunity to purchase a stunning family home, extended and comprehensively refurbished by the current owners to provide contemporary living space arranged over three floors, boasting breathtaking views in the desirable village of Duns Tew, making it an ideal home for families or those seeking a peaceful retreat.

As you enter, you are greeted by a light-filled hallway that leads to a flexible living space that is designed to cater to a variety of lifestyles.

The open-plan layout creates a sense of spaciousness and allows for seamless interaction between the living, dining, and kitchen areas. Large windows throughout the home invite an abundance of natural light, enhancing the warm and inviting atmosphere.

The kitchen is fitted with floor and eye-level units, integrated appliances, and a large island complemented by luxurious granite work surfaces and tiled flooring. Take in the views whilst preparing your favourite meals, and enjoy entertaining friends and family in this fantastic open-plan living space.

One of the standout features of this property is the balcony, which is accessed from the kitchen. With views over the landscaped garden and open countryside, it's the perfect spot to relax on long summer evenings with a glass of wine or to watch the amazing sunsets.

The dining area has plenty of room for a large table and chairs, and sliding doors lead to steps, which take you to a pretty patio with a water feature, making for a lovely "inside-outside" entertaining space.

The sitting room is both light and spacious, with two large windows overlooking the garden to the side of the property, and rolling countryside beyond, making for the perfect setting to unwind on long winter evenings.

A fifth bedroom with access to a "Jack and Jill" shower room makes for flexible or multi-generational living, it would also lend itself to being utilised as a family room.

A utility room with a door to the side garden completes the ground floor accommodation.

Stairs from the kitchen lead to the lower ground floor, which is a super super-sized space extending to 23"x23", currently used as a family room, with bifolding doors to the terrace, it would also make for a fantastic gym or games room.

A spacious landing on the first floor provides access to the master bedroom and three further bedrooms.

The master bedroom has a luxurious en-suite bathroom, a walk-in wardrobe, and a Juliette balcony to make the most of the spectacular views over the garden and open countryside beyond. Think lazy mornings watching the deer meandering across the park.

A family bathroom with a separate bath and shower services the three additional bedrooms.

Outside, the beautiful landscaped gardens, which include a mature willow tree, colourful shrubs, and a feature pond, complement this special property, providing a tranquil oasis for outdoor activities or quiet contemplation.

The attractive outdoor seating areas and the large terrace are perfect for entertaining guests or simply relaxing while taking in the picturesque surroundings.

In summary, this remarkable house on Hill Farm Lane is a rare find, combining extensive living space, modern design, and breathtaking views in a sought-after location. It is a perfect choice for those looking to embrace a contemporary lifestyle in a delightful village setting.

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 - Entrance Hallway, Sitting Room, Kitchen/Dining Room, Utility Room, Fifth Bedroom With A Jack and Jill En-Suite Shower.

First Floor - Master Bedroom With A Dressing Room and An En-Suite Bathroom, Three Further Double Bedrooms and A Family Bathroom.

Outside:

Landscaped Gardens To Three Sides Of The Property.
Terraces, Water Feature, Natural Pond, Driveway Parking For Several Vehicles, Garage.

Freehold Property

Rendered Brick-Built Property Under A Tiled Roof

Services:

Air Source Heat Pump

Solar Panels

Battery

Underfloor Heating On The Ground Floor and Bathrooms

Radiators On The Lower Ground Floor and Bedrooms

CAT6 Throughout

Supply For Electric Charging Points

WIFI Sound System To Kitchen, Sitting Room, and Social Areas

Mains Water - Thames Water

Mains Drainage - Thames Water

Broadband - Check With Ofcom

Mobile Phone Coverage - Check With Ofcom

Electric - Octopus

Local Authority - Cherwell District Council

Council Tax Band - E

Note - A covenant relating to no separate dwellings to be erected on the plot applies.
Possessory Title On A Small Area On The Boundary - Ask Agent For More Details







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	85	86
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(61-91) B		
(39-60) C		
(15-58) D		
(9-54) E		
(1-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



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