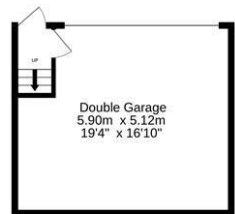
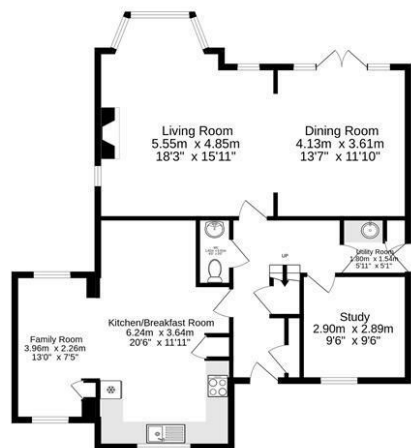




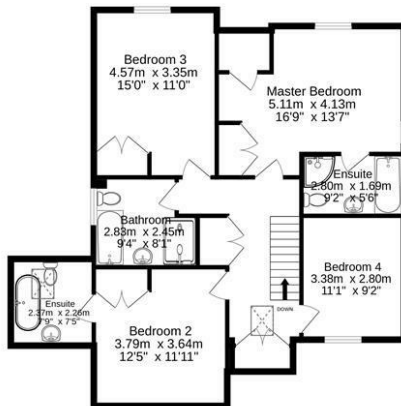
1, IRIS LANE, STONESFIELD, OX29 8NE

FLOWERS 
ESTATE AGENTS

Ground Floor
120.8 sq.m. (1300 sq.ft.) approx.



1st Floor
108.4 sq.m. (1166 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 229.2 sq.m. (2467 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1, Iris Lane, Stonesfield, OX29 8NE

Freehold



- Substantial stone built detached family home
- Large open plan kitchen/breakfast room
- Four double bedrooms
- South-east facing fully enclosed and mature rear garden
- EPC rating C
- Exemplary build with superior quality finishes throughout
- Separate sitting/dining area room
- Double detached garage with studio or space for a fifth bedroom
- Council tax band G
- Offered with no chain

Occupying a little under 2500 sq. ft, this beautifully executed four/five bedroom home with separate studio space is tucked away on a sought-after private lane nestled within the heart of the village of Stonesfield.

Built in 2012, the property offers a series of well proportioned and versatile spaces which have been orientated to work around modern day family life. A neutral palette features throughout the property and emphasises the wonderful flow of natural light which bathes the pleasant interiors. The primary entrance on the north-westerly façade follows through to a bright central hallway with the large kitchen/breakfast room to the immediate left. Currently considered the 'heart' of the home, the well equipped kitchen has been designed in a social layout and offers an ideal spot for entertaining. The open plan living/dining room is located to the rear and spans the entire width of the property, providing direct access to the mature rear garden. The ground floor also offers a home study, utility room and W.C for added convenience.

Ascending the staircase, the upper storey is home to four double bedrooms and a family bathroom. The principal and second bedrooms both benefit from en-suite facilities and all bedrooms have useful built-in storage.

Adjacent to the property is a substantial double garage with valuable first floor studio space or provision for a fifth bedroom above making this an ideal option for those looking to work from home or need multi-generational living. The south-east facing rear garden acts as a natural extension of the living area during the summer months with direct access from the dining room to the patio and lawned area. Driveway parking is available for multiple vehicles.





CONTACT

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| 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 | EU Directive 2002/91/EC | 79 | 88 |

Stonesfield

Located a short drive from Woodstock and is set in an Area of Outstanding Natural Beauty near the river Evenlode, surrounded by beautiful countryside and lovely walks. The village has an active local community with a popular primary school and 13th century church, as well as a village shop/Post Office, hair salon, Village Hall, and sports and social club. There is a regular bus service to Woodstock and Oxford, and the M40 is within easy reach. Nearby train stations at Charlbury, Long Hanborough and Oxford Parkway provide access to London Paddington and Marylebone. For further information on Stonesfield village life visit www.stonesfield.info.

Local Authority: WODC

Council Tax Band: G

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

