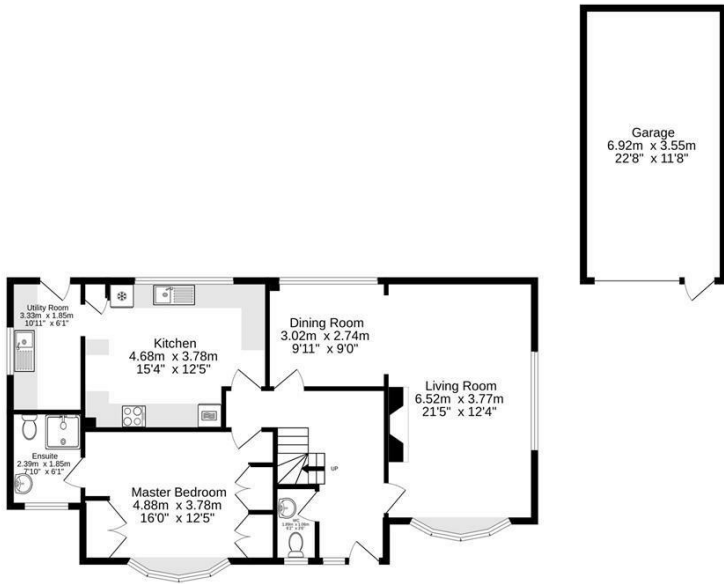




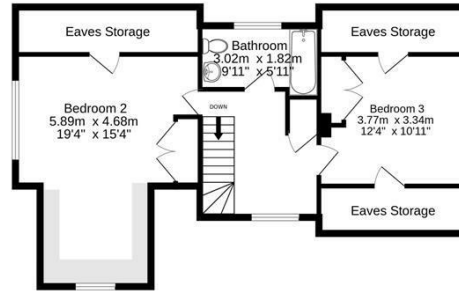
**RADSTOCK, TIMBER YARD, CHURCHFIELDS, STONESFIELD,
OX29 8QZ**

FLOWERS 
ESTATE AGENTS

Ground Floor
113.2 sq.m. (1218 sq.ft.) approx.



1st Floor
64.6 sq.m. (696 sq.ft.) approx.



Produced by wideangles.co.uk

TOTAL FLOOR AREA : 177.8 sq.m. (1914 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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Radstock, Timber Yard, Churchfields, Stonesfield, OX29 8QZ

Freehold

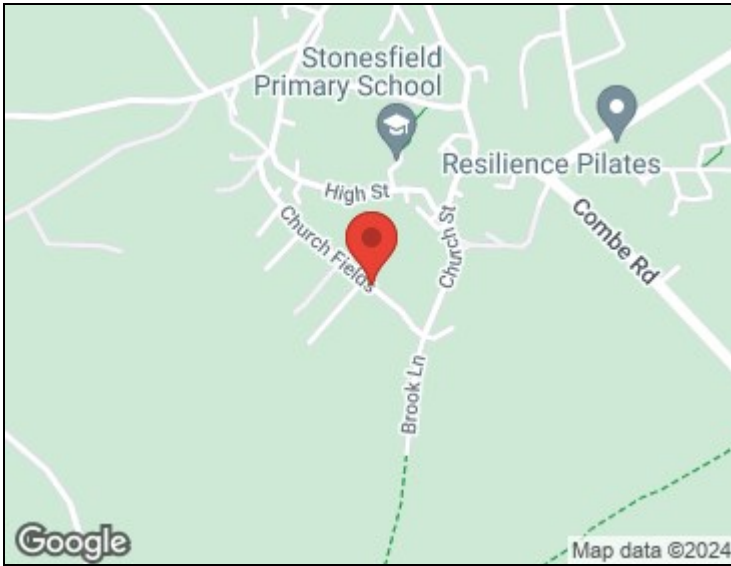
- Detached three bedroom home
- Well proportioned and flexible living accommodation
- Private wrap-around plot with lawn and patioed areas
- Garage and ample driveway parking
- EPC Rating D
- Situated in a peaceful spot on a no-through road
- Well maintained throughout
- Potential to reconfigure/extend subject to planning consents
- Council Tax Band E

Positioned within a mature wrap-around plot on a peaceful privately owned lane, this 3 bedroom home offers over 1900 sq ft of versatile and free-flowing living space.

The property is accessed via the front pathway with adjacent gravelled drive. Once inside the central hallway, the living accommodation connects seamlessly and benefits from a wonderful flow of natural light throughout. A generously proportioned, dual aspect, L-shape reception/dining room occupies the right hand side of floorplan and is ideally designed for socialising. The kitchen/breakfast room is located to the rear of the property and offers pleasing views across the garden. There is also a utility room with rear door access for added convenience. In its current layout, the principle bedroom is located on the ground floor and offers ample built in storage in addition to an en-suite shower room. The first floor is home to two large double bedrooms with eaves storage and the family bathroom.

The property is enveloped by its fully enclosed and immaculately maintained gardens. To the side is driveway parking for several vehicles and a garage.





CONTACT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Furthermore, The White Horse public house in the village was recently bought by Stonesfield Community Pub Ltd, using funds raised by residents of the village. It is due to open shortly. For further information on Stonesfield village life visit www.stonesfield.info.

Local Authority: West Oxfordshire

Council Tax Band: E

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.

