



DOGGETTS HOUSE, CHURCHFIELDS, STONESFIELD

FLOWERS   
ESTATE AGENTS









# Doggetts House, Churchfields, Stonesfield, OX29

Freehold

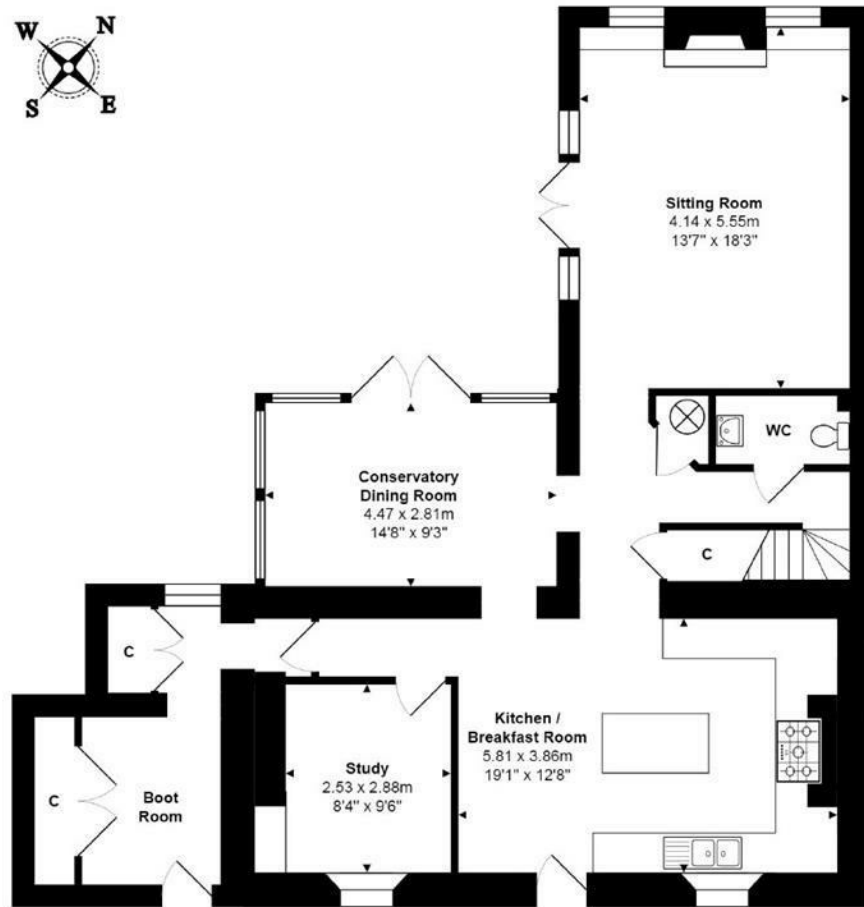
- Detached four bedroom period home
- Large sociable kitchen
- Sitting room
- Fully enclosed plot
- Driveway parking
- Thoughtfully extended and beautifully presented
- Dining room
- Boot room, laundry
- Mature well stocked rear garden with terrace area
- EPC Rating: C Council Tax Band: F

Extended and presented with great care and sensitivity, this four bedroom detached period home is set within the heart of Stonesfield, a quintessentially English village.

Tucked away behind double gates, Doggetts House exposes its handsome front façade and offers over 1930 Sq.Ft of flexible and dynamic living accommodation. Successfully drawing together period details with a modern material palette, the property is ideally suited to present day family life. A welcoming kitchen with bespoke cabinetry and central island is positioned at the front of the property and flows effortlessly into the dining area. The lantern skylight and floor to ceiling glass panels work to bathe the interiors in an excellent quality of natural light and creates a seamless connection between the inside and outside spaces. Steps lead down to a generously proportioned yet cosy reception room complete with gas fire and French Doors to the garden terrace. The ground floor further comprises a study, boot/laundry room and cloakroom for added convenience. The first floor is home to four bedrooms which have all been thoughtfully designed with bespoke built in storage and includes the principle bedroom en-suite. There is also a beautifully presented family bathroom with free-standing bath.

Outside, the property is fully enclosed and offers a mature rear garden with a landscaped patio adjacent to the house which is ideally placed for alfresco dining during the warmer months. There is also ample driveway parking to the front. Offered with no onward chain





Ground Floor

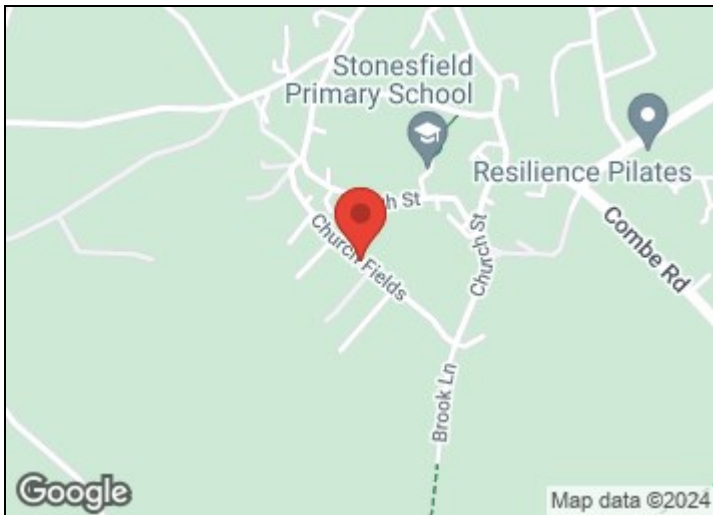


First Floor

Approx. Gross Internal Area: 180.2 m<sup>2</sup> ... 1939 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.  
Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)





## CONTACT

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Area description

Located a short drive from Woodstock and set in an Area of Outstanding Natural Beauty near the river Evenlode, Stonesfield is 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](http://www.stonesfield.info).

**Local Authority:** West Oxfordshire District Council

**Council Tax Band:** F

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