



2, MALTSTERS, STONESFIELD

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2, Maltsters, Stonesfield, OX29 8PN

Freehold

- Well presented cottage-style home
- Located in a quiet cul-de-sac within the popular village of Stonesfield
- Generously proportioned and well flowing living accommodation
- Large dual aspect reception room
- Kitchen/dining room
- Two double bedrooms (formerly three)
- Mature well stocked gardens
- Driveway parking
- Council Tax Rating D
- EPC Rating D

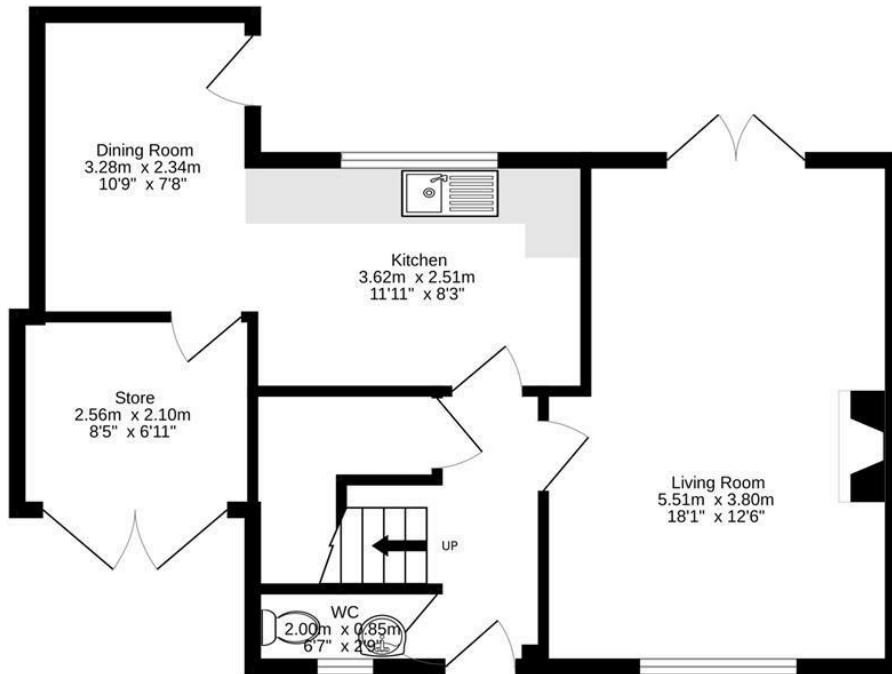
Located in the heart of the thriving village of Stonesfield, this well presented two bedroom cottage-style home has been carefully redesigned to provide a series of welcoming and versatile living spaces.

Positioned in a quiet cul-de-sac, entry is via the main hallway which leads to a large dual aspect reception room spanning the depth of the property. Glazed French doors frame the pretty rear garden and allow for a wonderful flow of natural light which illuminate the property's interiors. A Clear View stove offers a natural focal point and brings a rustic cosy feel. The kitchen and adjoining dining room occupy the back of the plan and allow ample flexibility for various configurations. Neutral cabinetry and tiled floors reflect light from the rear aspect and a stable door gives direct access to the outside spaces. There is also a ground floor W.C. for added convenience.

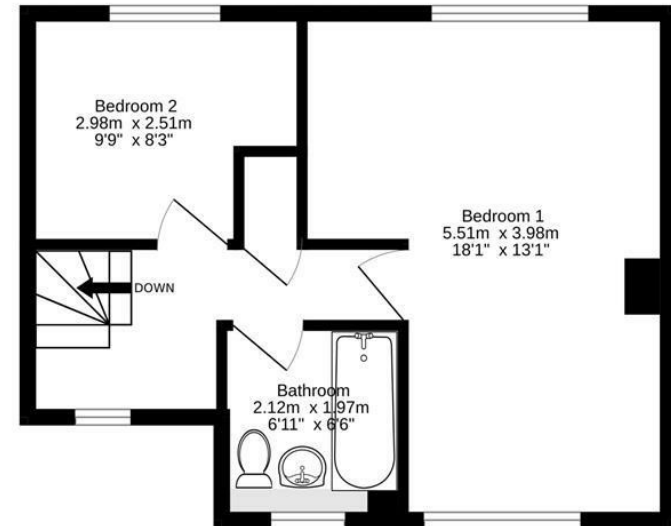
The first floor is home to an exceptionally large master bedroom, a second double bedroom and a contemporary family bathroom.

Externally, a terrace area can be accessed directly from the kitchen/dining area, making it very well placed for entertaining during the summer months. Beyond is a mature lawn which is flanked by well stocked borders and a garden shed. Driveway parking is available for one vehicle. Awaiting EPC grade.

Ground Floor
50.7 sq.m. (546 sq.ft.) approx.



1st Floor
35.6 sq.m. (383 sq.ft.) approx.



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TOTAL FLOOR AREA : 86.4 sq.m. (930 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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	

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: D

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.



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