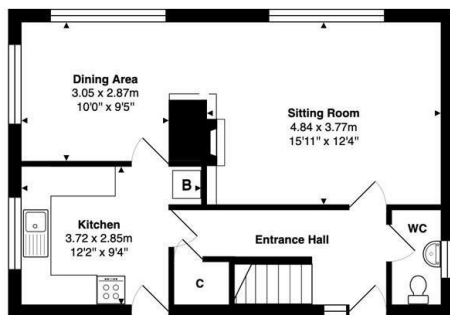


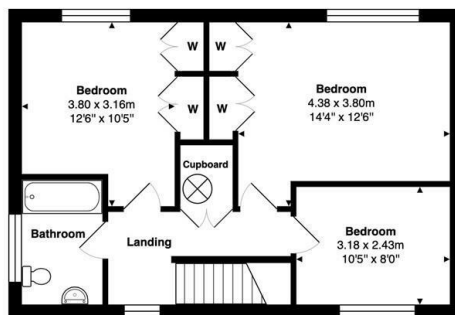


10, COCKSHOOT CLOSE, STONESFIELD, OX29 8ED

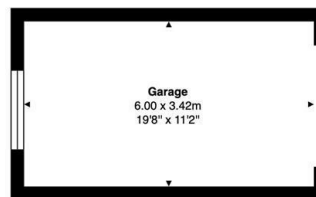
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Ground Floor



First Floor



Approximate Gross Internal Area

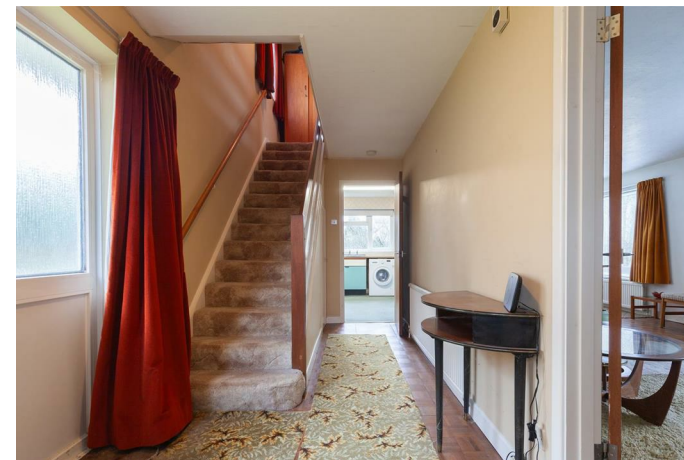
Main House 102.5 m² / 1103 ft²

Garage 20.5 m² / 221 ft²

Total 123 m² / 1324 ft²



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





10, Cockshoot Close, Stonesfield, OX29 8ED

Freehold

- Three bedroom detached home
- Set within an elevated corner plot
- Ample potential to modernise and reconfigure (STPP)
- Sitting room
- Dual aspect dining room
- Kitchen
- Family bathroom
- Single garage with driveway parking
- Large wrap-around lawned garden
- EPC grade E | Council tax band E

This rarely available three-bedroom detached property occupies a elevated corner plot on the edge of the popular village of Stonesfield. Available with no onward chain.

Internally, the property unfolds over 1100 Sq Ft and would benefit from modernisation throughout. Upon entry there is a wide central hallway leading to a dwell proportioned reception room, a dual aspect dining room and a bright kitchen. There is also a ground floor cloakroom and under-stairs storage cupboard for added convenience. On the first floor there is a family bathroom and three bedrooms, all of which are light and airy.

Externally, there is driveway parking, a single garage, and a large warp-around garden with an extensive lawn area. The property has been occupied by the same owner for over 30 years, and whilst it has been very well maintained throughout, it lends itself to an extension or reconfiguration (subject to the usual consent).





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		76
(55-68) D		
(39-54) E	48	
(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, community led pub 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: West Oxfordshire District Council
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.

