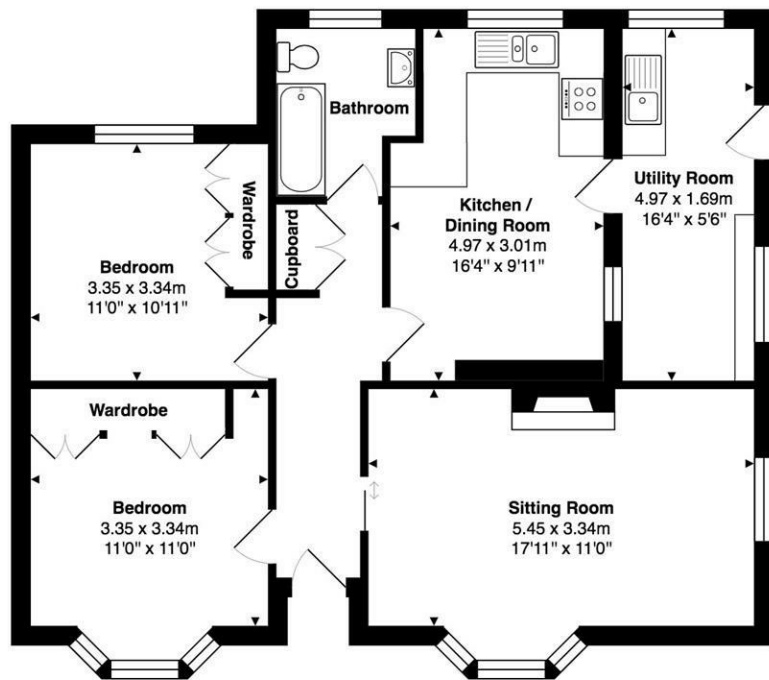




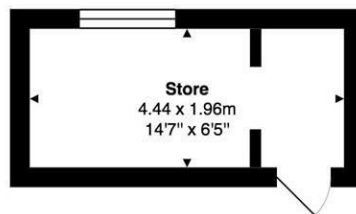
MORIALTA, CHURCHFIELDS, STONESFIELD, OX29 8PP

FLOWERS 
ESTATE AGENTS



Approximate Gross Internal Area

Main House 79.3 m² / 853 ft²
 Outbuilding 10.0 m² / 107 ft²
 Total 88.0 m² / 947 ft²



Outbuilding

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





Morialta, Churchfields, Stonesfield, OX29 8PP

Freehold

- Two double detached bungalow
- Situated on a wrap-around plot
- Peacefully located within Churchfields
- Reception room
- Driveway parking and well maintained gardens
- Currently occupies over 850 sq ft
- Potential to extend and reconfigure (STPP)
- Kitchen/dining room
- Utility area
- EPC grade D Council Tax Band D

An exciting opportunity to purchase a well proportioned two-bedroom detached bungalow within the popular village of Stonesfield. In need of modernisation throughout, the property is neatly tucked away from the road on a wrap-around-plot and provides ample potential to extend and reconfigure (subject to consents).



Access is currently gained at the side of the property and via a generous utility area which leads to the fitted kitchen/dining room. The main dual aspect reception room with bay window is located at the front of the property. Two double bedrooms, family bathroom and storage cupboard complete the plan.

This property is situated within a wrap-around plot, offering off-road parking. The mature gardens have been well maintained with lawn, a vegetable area and a vibrant array of flowers and shrubs. There is also an outdoor store for added convenience.



CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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:
Council Tax Band:

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.

