established 200 years

Tayler & Fletcher

1 The Spinneys

, Enstone, OX7 4LD

Offers In Excess Of £550,000

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Located in the desirable village of Enstone, this three-bedroom detached home (formerly four bedroom) offers generous living space and fantastic potential for modernisation and extension (subject to the necessary consents).

The accommodation includes a kitchen, dining room, lounge, sitting/garden room, and shower room on the ground floor. Upstairs features three bedrooms, a family bathroom, and a Jack and Jill ensuite bedroom.

Outside, the property benefits from front and rear gardens, a double garage, and driveway parking.

Offering scope to update and personalise, this property is ideally situated close to Chipping Norton, with easy access to Oxford and the Cotswolds.

LOCATION

A charming residential village situated approximately 4 miles South East of the market town of Chipping Norton approximately 12 miles from Banbury and 17 miles from Oxford with a regular bus service, having a small General Stores and Post Office, a well regarded Primary School, a Public House nearby in Church Enstone and a Garage and Filling Station this little village has a lot to offer. Chipping Norton provides shopping facilities for every day needs together with recreational and leisure facilities. Banbury and Oxford also provide links to the M40 and there are main line trains to London available from Charlbury Station, about 3 miles to the South. (All distances are approximate).

GROUND FLOOR

The ground floor briefly comprises of an entrance hall, a utility room, a shower room with w/c, a large dual aspect sitting room, a dining room with a door leading to the rear garden, a kitchen, and a bright and spacious garden room with doors leading to the rear garden.

FIRST FLOOR

Originally a four-bedroom property, it has been thoughtfully adapted to provide three well-proportioned bedrooms, with one of the former bedrooms now serving as a stylish family bathroom. There is a further family bathroom that completes the upstairs

OUTSIDE

The property is approached via a private tarmac driveway that leads to a double garage with power, light, and a pedestrian door to the garden. A side gate provides access to the private and enclosed west facing rear garden. The garden is mainly laid to lawn and features paved seating areas, mature shrubs, and a shed.

SERVICES

Mains electricity, water and drainage are connected. Oil-fired central heating.

LOCAL AUTHORITY

West Oxfordshire District Council, Woodgreen, Witney, Oxfordshire, OX28 6NB | Tel: (01993) 702941

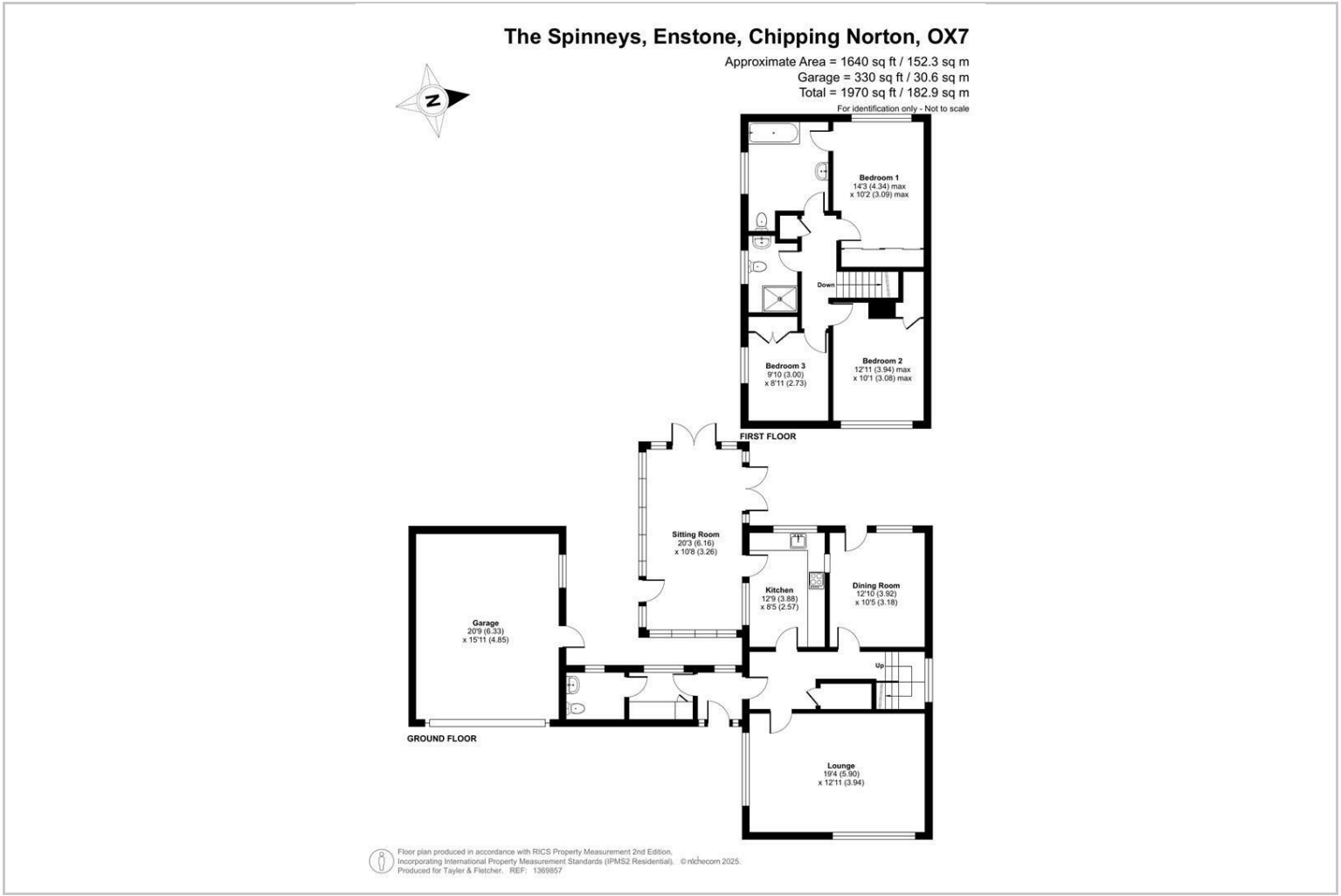
COUNCIL TAX
Band E £3072.50 for the year 2026/2027

TENURE
The property is freehold with vacant possession

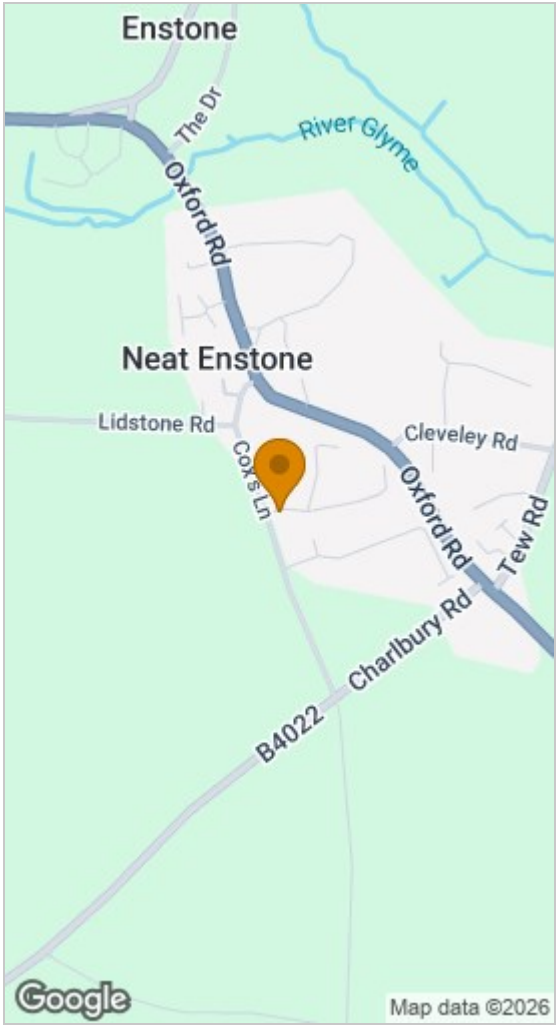
FIXTURE AND FITTINGS
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

VIEWINGS
Viewing is strictly via the sole agents of Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

Floor Plan

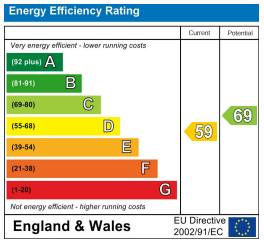


Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344
if you wish to arrange a viewing appointment for this property or require further information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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