



Stone Quarry House Station Road, Enslow, OX5 3AX

Offers In Excess Of £700,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Situated in Enslow, on the outskirts of Kirtlington and Bletchington is a beautifully presented and renovated 4 bedroom semi detached home.

The ground floor accommodation comprises entrance hall, a stunning bathroom with separate shower, Living and dining room separated by an open fire, refitted kitchen/breakfast room with views to the front and side overlooking the garden. On the first floor there are 4 good sized bedrooms and a refitted shower room.

Gardens to the front and side of the property and driveway parking for a number of vehicles.

Additional information to note:

- Mains water, and electric. Oil fired central heating.
- Drainage is via Septic Tank.
- OFCOM checker indicates that standard and ultrafast broadband is available at the property.
- OFCOM checker indicates that coverage with EE is good indoor /outdoor, Three, O2 & Vodafone are good outdoor only.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.



EPC Rating: E

Council Tax Band: E



## Key Features

- Semi detached cottage
- 4 Bedrooms
- Kitchen/breakfast room
- Living room
- Dining room
- Bathroom
- Shower room
- Garden
- Driveway parking
- Beautifully presented

## The Location

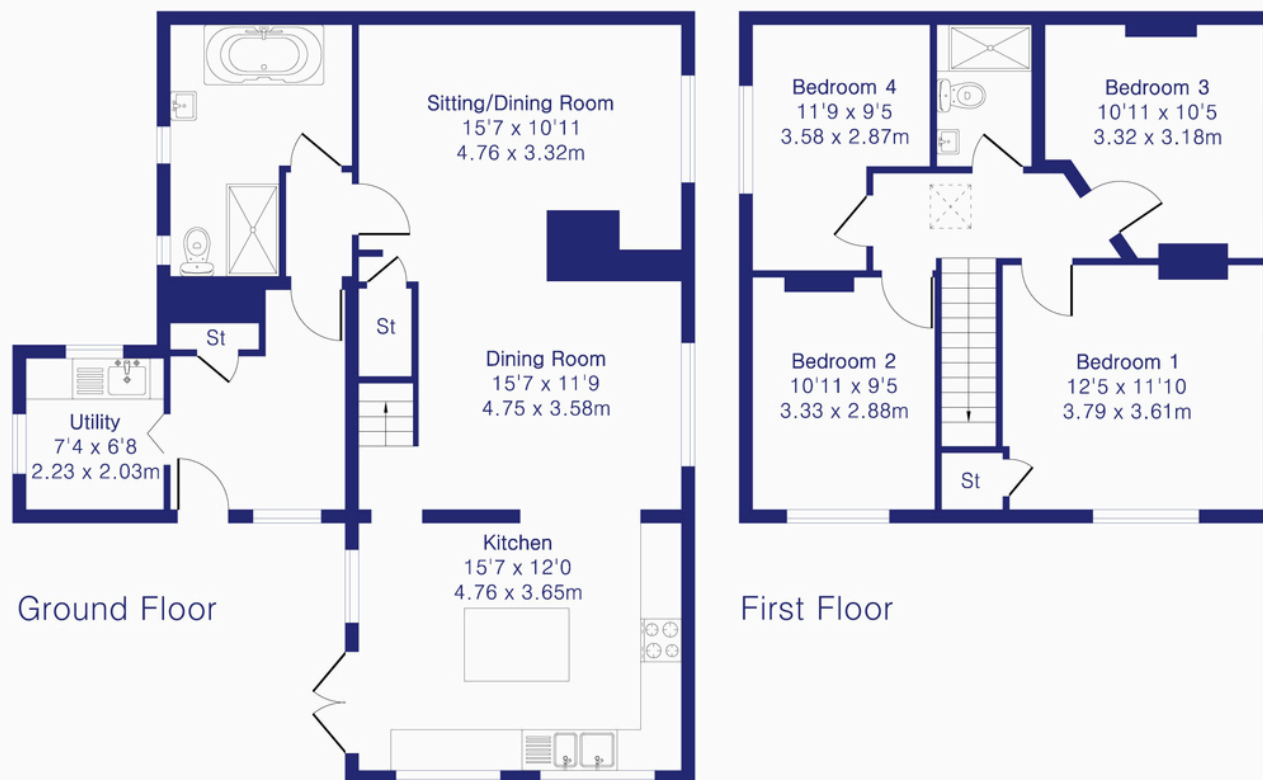
Enslow is a hamlet on the banks of both the River Cherwell and the Oxford Canal in Bletchingdon civil parish, Oxfordshire. The medieval main road linking London with Chipping Norton and Worcester crosses the Cherwell at Enslow. Enslow is situated within easy reach of Kirtlington and Bletchingdon and only a short distance from the Oxford Parkway in Kidlington and railway station in Tackley offering links to London Marylebone and London Paddington.



## Approximate Gross Internal Area 1410 sq ft - 131 sq m

Ground Floor Area 829 sq ft – 77 sq m

First Floor Area 581 sq ft – 54 sq m



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### Kidlington Office

1B The Hampden Building, High Street  
Kidlington, Oxfordshire, OX5 2DH

T 01865 379 880

E [kidlington@thomasmerrifield.co.uk](mailto:kidlington@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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