





### Approximate Gross Internal Area

Ground Floor = 92.90 sq m / 1000 sq ft

First Floor = 76.35 sq m / 822 sq ft

Garage Ground Floor = 29.47 sq m / 317 sq ft

Garage First Floor = 24.01 sq m / 258 sq ft

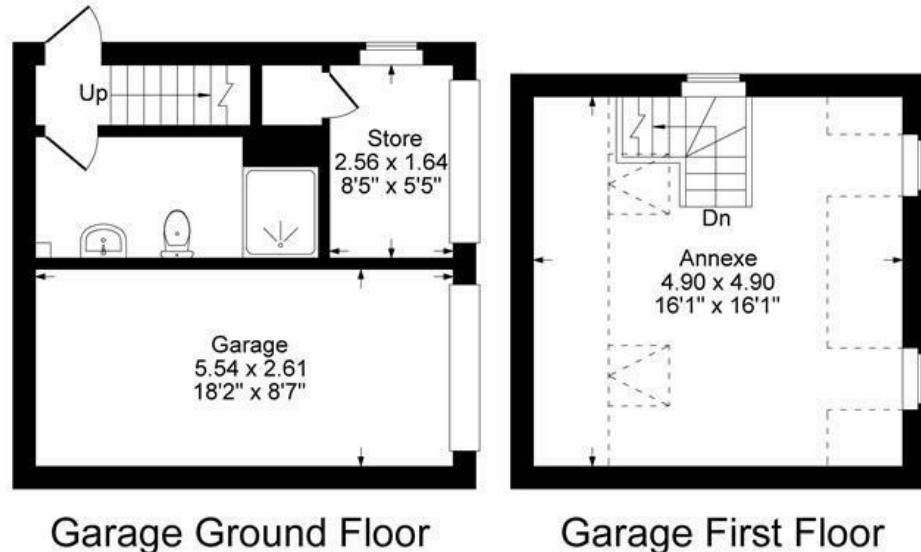
Total Area = 222.73 sq m / 2397 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.



Ground Floor

Denotes restricted head height



Garage Ground Floor

Garage First Floor



First Floor

## **The Property**

An opportunity to acquire a substantial four-bedroom, three-bathroom family home tucked away in a quiet cul-de-sac in the pretty village of Enstone, offering privacy and space while remaining within easy reach of local amenities.

The generous ground floor comprises an impressive and welcoming sitting room with open fireplace, cosy snug, large eat-in kitchen, and a spacious playroom, big enough for the most adventurous of games, ideal for family living and entertaining. A downstairs cloakroom completes the accommodation on this level.

Upstairs, the property boasts an expansive principal bedroom with en-suite, a second large double bedroom also with en-suite, two further double bedrooms, and a well-appointed family bathroom.

Outside, the house enjoys a large garden, perfect for outdoor dining, children, or gardening enthusiasts.

Included within the price is a valuable self-contained annexe, featuring a double garage and a studio flat with its own bathroom—ideal for multi-generational living, guests, or rental potential.

## **The Situation**

Located on a quiet, tranquil cul-de-sac in the heart of Enstone, a large civil parish and cluster of villages in West Oxfordshire, England, known for its history, rural beauty, and Neolithic standing stones and a short drive to Charlbury, with its direct trains to London running every hour, also a hop skip and a jump from SoHo Farmhouse. The house is also only a short walk across the fields from The Crown in Church Enstone, an award winning pub, with one of the best Sunday lunches in the Cotswolds.











**1 Church Street  
Charlbury  
Oxfordshire  
OX7 3PW**  
Telephone: 01608 811146

**10 Market Place  
Chipping Norton  
Oxfordshire  
OX7 5NA**  
Telephone: 01608 644808