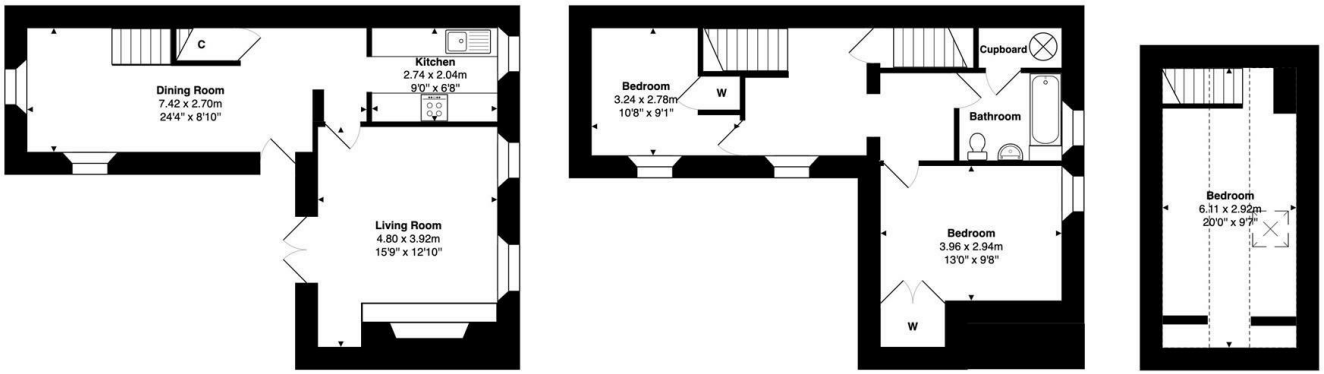


BEECH HOUSE, CHURCH STREET, STONESFIELD, OX29 8PS

FLOWERS
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Ground Floor

First Floor

Second Floor

Reduced Head Height

Approximate Gross Internal Area

104.8 m² ... 1128 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













Beech House, Church Street, Stonesfield, OX29 8PS

Freehold

- Stone built semi-detached home
- Three double bedrooms
- Potential to modernise
- Enclosed front garden
- Offered with no onward chain
- Idyllic location in the heart of Churchfields
- Arranged over three floors
- Rich in charm with period features
- Council Tax Band D

A charming stone-built semi-detached cottage, quietly positioned in Churchfields, widely regarded as one of the most desirable parts of this popular Oxfordshire village.

Unfolding over 1128 Sq.Ft, the property offers well-proportioned accommodation arranged over three floors. The ground floor comprises a welcoming reception room where exposed stone and feature fireplace provides a comforting focal point. Beyond is the kitchen with an adjoining dining room offering the ideal space for both socialising and everyday family life.

The first floor is home to two double bedrooms, both benefiting from built-in storage, together with the family bathroom. The third bedrooms occupies the entirety of the second floor and offers flexibility as a principal bedroom, guest accommodation or home office.

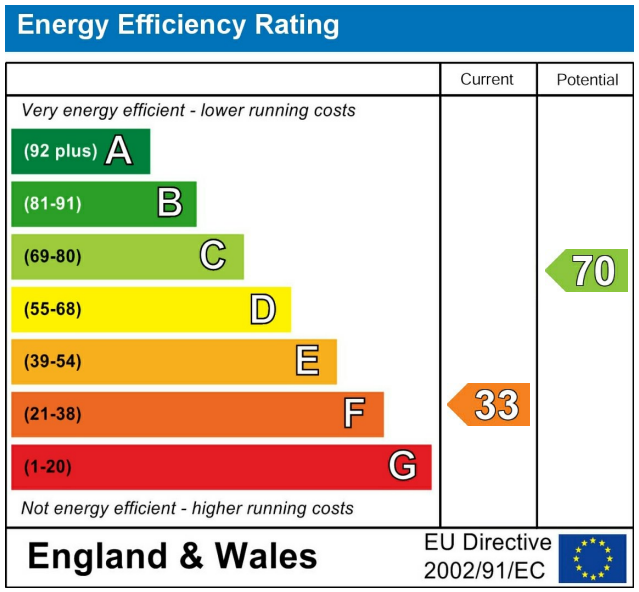
Cherished by the current owners, the property provides an exciting opportunity for buyers seeking a character home that they can modernise and personalise to their own taste. Externally, Beech House has an attractive cottage-garden to the front. On-street parking is available.











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: WODC
Council Tax Band: D

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.

The Property Ombudsman
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