



**Connells**

John Acres Way  
Enstone Chipping Norton



### Property Description

Located in Enstone and offered via shared ownership at 40% is this recently built two bedroom detached home that features an expansive rear garden. There is a large driveway to the front that offers parking for multiple vehicles and an EV charging point. Enstone is a lovely village which features its own village shop, post office, primary school and many other amenities.

As you walk into the entrance hallway you will find the downstairs WC and a beautiful fitted kitchen that offers plenty of storage space and room for appliances that is finished to a high specification and features everything you would need. The sitting room is a good size and has double patio doors that lead out into the rear garden.

The garden is mainly laid to lawn and is set over two tiers and has a patio area which is suitable for alfresco dining and external garden furniture.

Upstairs there are two well-appointed bedrooms and access to a modern three piece bathroom.

Please note our vendor has said that the monthly rent is £521.06.

There are direct frequent bus services to Oxford, Oxford rail station, Woodstock, Chipping Norton, and Witney. Charlbury main line rail station is also close by. Heythrop Park Hotel in Enstone offers a golf course, walking routes through woods and by the lake, and splendid Orangery for teas and snacks.

### Agent Note Shared Ownership

This property is currently under shared ownership in conjunction with Orbit Housing Association who have criteria for any purchase. The advertised price is for the sellers 40% share. £521.06 per month is paid to the Housing Association as rent for the

retained share. Please contact with Orbit Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

### Kitchen/Diner

13' 5" x 8' 4" ( 4.09m x 2.54m )

### Sitting Room

13' 5" x 9' 8" ( 4.09m x 2.95m )

### W.C

5' 4" x 4' 7" ( 1.63m x 1.40m )

### Bedroom One

13' 5" x 10' 1" ( 4.09m x 3.07m )

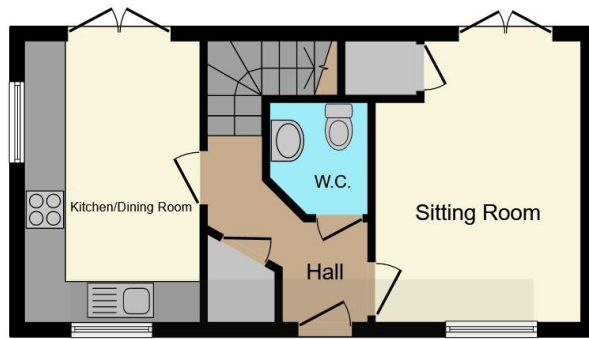
### Bedroom Two

13' 5" x 9' 2" ( 4.09m x 2.79m )

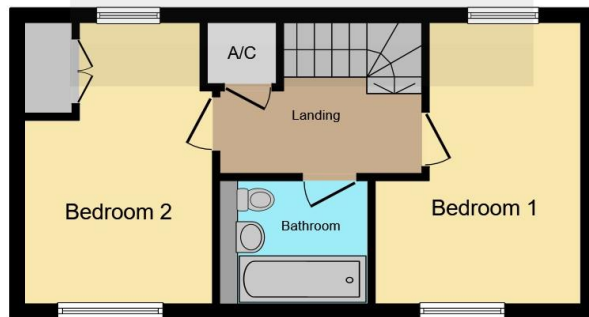
### Bathroom

5' 9" x 7' 1" ( 1.75m x 2.16m )





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01993 778 281**  
**E [witney@connells.co.uk](mailto:witney@connells.co.uk)**

13 Corn Street  
 WITNEY OX28 6DB

EPC Rating: C Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WNY305708](http://connells.co.uk/Property/WNY305708)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 Jun 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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