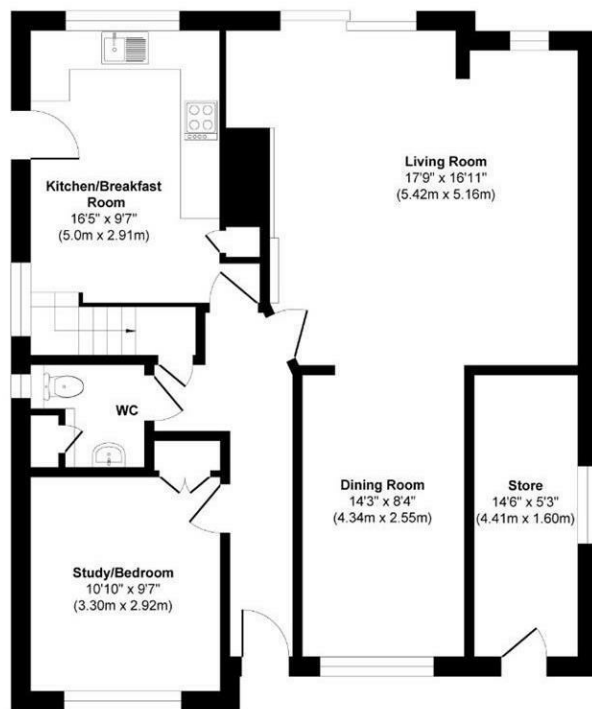


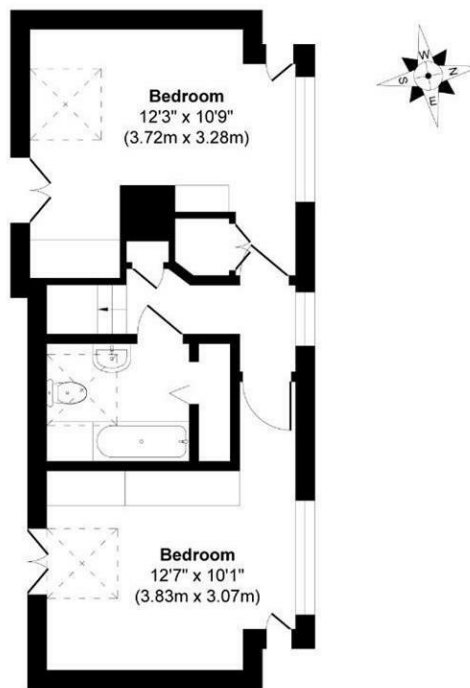


23, BUSBY CLOSE, STONESFIELD, OX29 8EU

FLOWERS
ESTATE AGENTS



Ground Floor
Approximate Floor Area
886 sq. ft
(82.35 sq. m)



First Floor
Approximate Floor Area
402 sq. ft
(37.39 sq. m)

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





23, Busby Close, Stonesfield, OX29 8EU

Freehold

- Detached three bedroom chalet bungalow
- Dual aspect reception room and adjoining dining area
- Immaculate west facing rear garden
- Driveway parking
- Council tax band E | EPC grade D
- Versatile living suited to families, downsizers or those seeking flexible accommodation
- Well appointed kitchen/breakfast room
- Ample storage
- Located in the centre of a thriving village community

Nestled in the heart of the sought-after village of Stonesfield, this well presented three-bedroom chalet bungalow offers a wonderful blend of comfort, character and practicality. Thoughtfully designed for modern living, the property enjoys light-filled accommodation presented in a warm convivial palette.

At the heart of the home is a generous reception room with adjoining dining area. Spanning the full depth of the property, glazed sliding doors connect the internal and external spaces, allowing for a wonderful flow of natural light. A well appointed kitchen/breakfast room sits to the left of the plan along with the third bedroom and W.C. The first floor is home to two double bedrooms with eaves storage and family bathroom.

Outside, the west facing landscaped rear garden has been designed with ease of maintenance in mind. Attractive and sociable, the space is ideal for entertaining throughout the year without extensive upkeep. Furthermore, the property benefits from a large store and driveway parking for multiple vehicles.





CONTACT

Flowers Estate Agents

London House
16 Oxford Street
Woodstock
OX20 1TS

01993 627766
woodstock@flowersestateagents.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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, community led pub, 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: West Oxfordshire District Council

Council Tax Band: E

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.

