



26 Dashwood Rise

Duns Tew, Bicester, OX25 6JQ



ROUND & JACKSON  
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**A very well presented three-bedroom, semi-detached house with off road parking and a single garage pleasantly located in a quiet cul-de-sac within this sought after village.**

#### The Property

26 Dashwood Rise, Duns Tew is a beautifully presented, three bedroom, semi-detached house located in a tucked away position within the popular village of Duns Tew south of Banbury. The property offers spacious and well laid out accommodation which is arranged over two floors. On the ground floor there is an entrance hallway, cloakroom/W.C., sitting/dining room which is semi-open plan to the kitchen. On the first floor there is a central landing with two double bedrooms, a single bedroom and a modern family bathroom. Outside of the property to the front there is a spacious garden which is predominantly laid to lawn with established plant beds with a pathway leading to the front door. To the rear of the property there is a private garden which has a patio seating area adjoining the house, lawned areas and established trees, shrubs and hedges throughout. There is a path leading to the rear of the garden with gated access to the driveway parking and single garage.

We have prepared a floor plan to show the room sizes and layout, some of the main features include:

#### Entrance Hallway

Main door to the front with doors to all ground floor accommodation, tiled flooring and stairs rising to the first floor.

#### Cloakroom/W.C.

Fitted with a W.C., vanity unit, heated towel rail and a window to the front aspect.

#### Sitting/Dining Room

The sitting area is spacious with a central log burner and a large window to the front aspect. The dining area is located to the rear with bi-folding doors leading to the garden and ample space for furniture and it is semi open plan leading to the kitchen.

#### Kitchen

Fitted with a range of modern eye level cabinets with base units and drawers with worksurfaces over. There is an integrated fridge/freezer, washing machine, dishwasher and a double oven with a four ring induction hood over and extractor hood above. There is a continuation of the tiled flooring, a window to the rear aspect and door to the hallway.

#### First Floor Landing

With a window to the side aspect, doors to all first floor accommodation and there is a hatch to the loft space.



#### Bedroom One

A large double bedroom with a window to the front aspect and a large fitted wardrobe which provides a good amount of storage.

#### Bedroom Two

A double bedroom with a window to the rear aspect with far reaching countryside views.

#### Bedroom Three

A good sized single bedroom with a window to the front aspect.

#### Family Bathroom

Fitted with a modern white suite comprising a panelled bath with a shower over, vanity unit and W.C. There are attractive tiled splashbacks and flooring with a window to the rear aspect.

#### Garage & Parking

Situated behind the rear garden, there is a single garage with an up and over door to the front and power and light connected. There is a driveway adjacent for one vehicle.



#### Outside

The property benefits from pleasant gardens to the front and rear. To the front there is an enclosed garden which is predominantly laid to lawn with hedge row borders, established plants beds and a paved pathway leading to the front door. To the rear of the property there is a private garden and is well established. There is a patio seating area adjoining the house with a path leading to the rear of the garden, two lawned areas and pleasant trees, shrubs and plants.

#### Situation

Duns Tew forms part of a group of three villages collectively known as The Tews. The village is composed of predominantly stone built houses and cottages with amenities including a Parish Church and Village Hall along with the White Horse pub and restaurant. The village is situated between Banbury and Oxford and is three miles from the busy market village of Deddington. In addition to Deddington there are primary schools in Steeple Aston and Great Tew and secondary schools including the Warriner School in Bloxham and Marlborough School in Woodstock. Private schools nearby include Bloxham School and Tudor Hall. Banbury and Woodstock provide more extensive shopping amenities with nearby Oxford providing further cultural and leisure facilities. Duns Tew is located seven miles from Junction 10 on the M40 and ten miles from the new Oxford Parkway station near Kidlington which provides a fast train service to London Marylebone. There are also existing rail services from Banbury, Kings Sutton and Bicester North.



#### Directions

From Banbury proceed southwards via the Oxford Road. Continue for approximately 8 miles travelling through the villages of Adderbury and Deddington then turn right at the crossroads where signposted Duns Tew. Continue into the village and then take the first road on the right which is Dashwood Rise and take the second turn in to the right. The parking for the property will be found after a short distance on your right hand side which is located to the rear of the property.

#### Services

All mains' services connected with the exception of gas. The boiler is oil fired and is located in the garden.

#### Local Authority

Cherwell District Council. Tax band D.

#### Viewings

By prior arrangement with Round & Jackson.

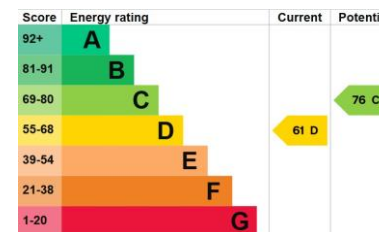
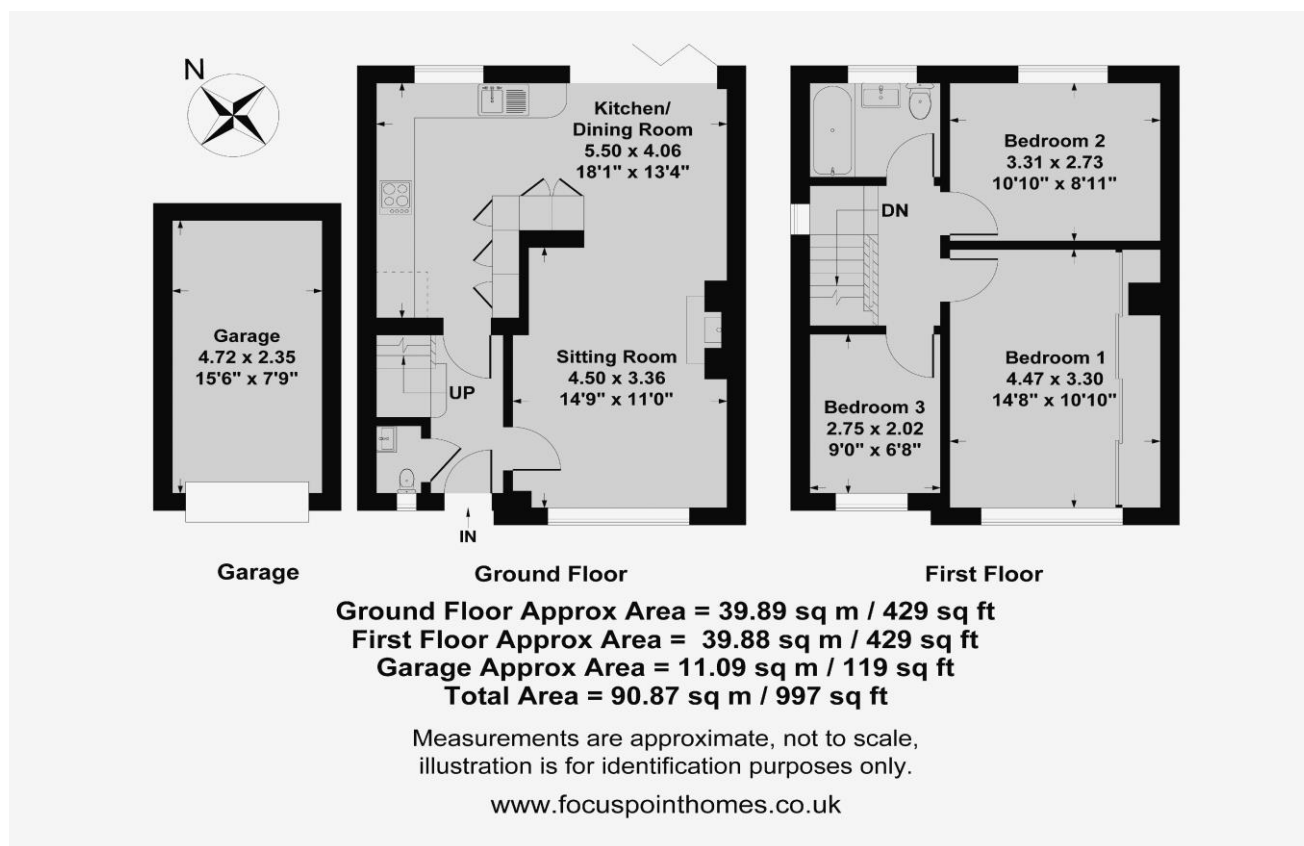
#### Tenure

A freehold property.

**Asking Price: £400,000**







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