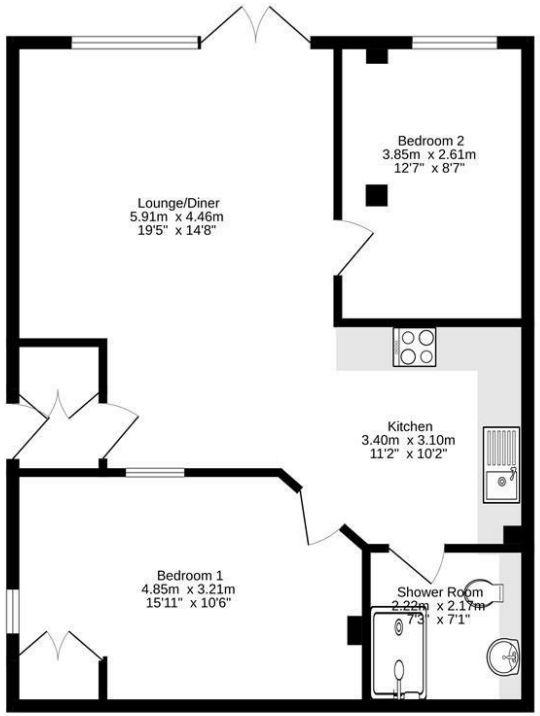


3 SANDERS HOUSE, CHURCHFIELDS, STONESFIELD, OX29 8ST

FLOWERS
ESTATE AGENTS

Ground Floor
64.1 sq.m. (690 sq.ft.) approx.



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TOTAL FLOOR AREA : 64.1 sq.m. (690 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3 Sanders House, Churchfields, Stonesfield, OX29

Leasehold - Share of Freehold

- Leasehold with share of freehold
- Open plan living space
- Shower room
- Large communal garden
- EPC Rating: C
- Private access point
- Two bedroom ground floor apartment
- Private terrace
- Field views
- Council Tax Band: B

A true hidden gem in the heart of Stonesfield, Sanders House is a unique, award winning conversion of a post modern style classical villa and is now made up of just 8 individual apartments.

This delightful two bedroom ground floor apartment offers well proportioned, open plan living accommodation with the added benefits of private entrance and a terrace. The neutral colour palette allows for an abundance of natural light to flow throughout the generously sized sitting room and integrated kitchen/dining area to create a tranquil and contemporary feel. French doors allow direct access to the sunny private terrace area and communal garden. There are also two well presented bedrooms and a modern shower room which is accessed via the living area.

In addition to the property's private patio, there are also impressive communal gardens to the rear of the building in addition to allocated parking. Viewings highly recommended.

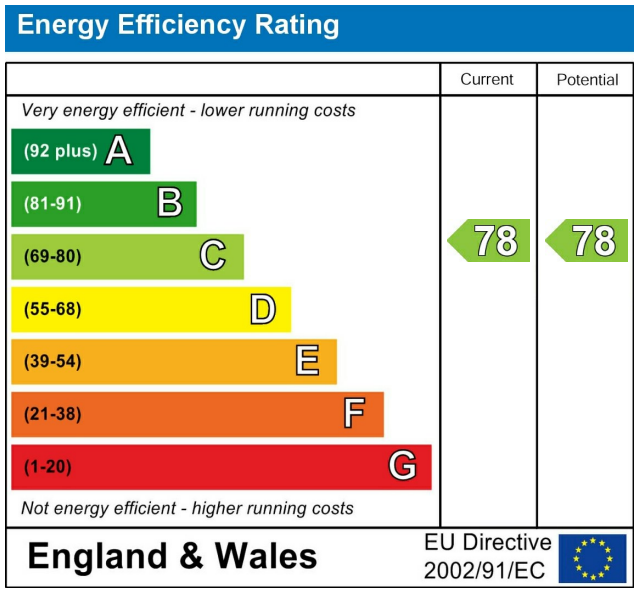
Share of Freehold. Current Service Charge £1794.12 per year.











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, cand sports, community owned pub 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: B

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.

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