



4, MAPLEWELL, OX29 8EZ

**FLOWERS**  
ESTATE AGENTS

# 4 Maplewell

Approximate Gross Internal Area = 93.18 sq m / 1003 sq ft

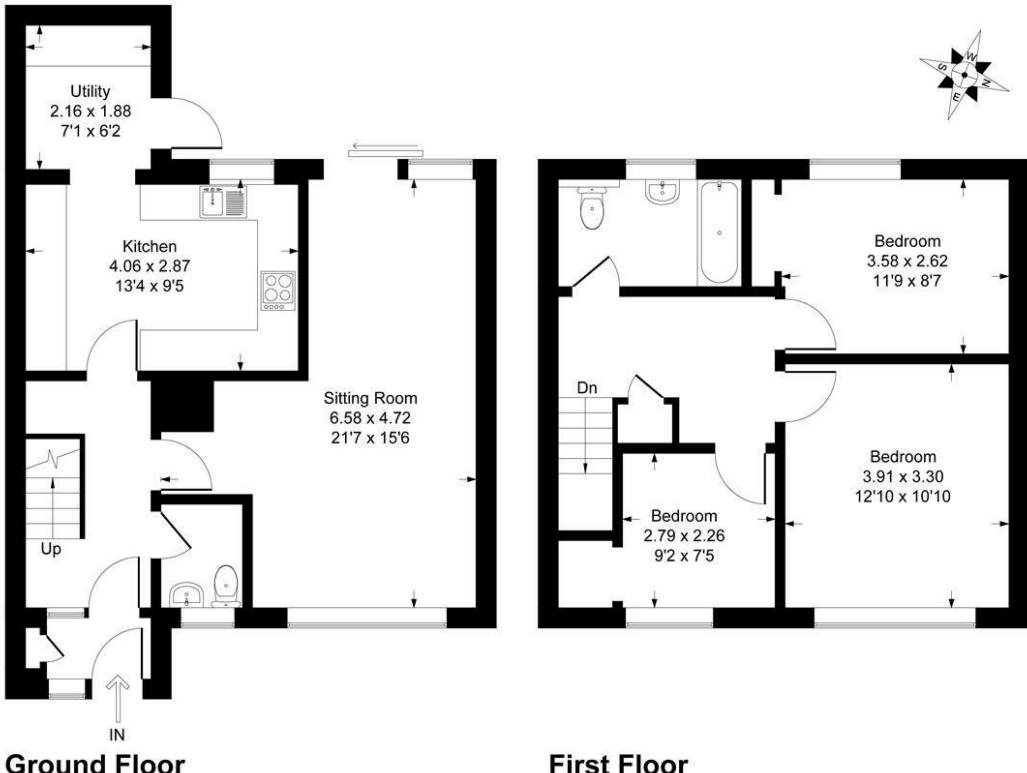


Illustration for identification purpose only, measurements approximate, and not to scale.



# 4, Maplewell, OX29 8EZ



## Freehold

- Beautifully renovated and tastefully presented in neutral tones throughout
- Dual aspect reception/dining room
- Ground floor W.C.
- Driveway parking
- Council tax band C | EPC grade C
- Well proportioned three bedroom home
- Modern kitchen with separate utility room
- Low maintenance south-west facing enclosed rear garden
- Situated in the heart of the popular village of Stonesfield

A much improved and stylishly presented three bedroom home situated in the heart of the popular village of Stonesfield.

Immaculately refurbished to a high standard by the current owners, the property offers over 1000 Sq. Ft of versatile and bright living accommodation which unfolds over two floors. Access is via the entrance hallway which leads into a well proportioned, dual aspect reception/dining room with sliding doors providing direct access to the south-west facing rear garden. A contemporary and well equipped kitchen with adjoining utility room occupies the rear of the plan. The first floor comprises three double bedrooms and a family bathroom.

Externally, an easily maintained and fully enclosed rear garden unfolds, creating an ideal spot for entertaining during the summer months. The property further benefits from drive way parking for two vehicles. Please note that the pond featured in the marketing photographs of the rear garden will not be included in a future sale.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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, 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](http://www.stonesfield.info).

#### Services

UTILITIES: Connected to mains services

COUNCIL TAX BAND: C

TENURE: Freehold

**Local Authority:** West Oxfordshire District Council

**Council Tax Band:** C

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.

## CONTACT

### Flowers Estate Agents

London House  
16 Oxford Street  
Woodstock  
OX20 1TS

01993 627766  
[woodstock@flowersestateagents.com](mailto:woodstock@flowersestateagents.com)

