



2, Daisy Hill, Farm Cottages
Duns Tew OX25 6LB



ROUND & JACKSON
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A charming two-bedroom period conversion in a peaceful setting within the sought-after village of Duns Tew, south of Banbury. Offering a front courtyard, communal gardens and allocated parking, this characterful home is ideal for village living.

The Property

Daisy Hill is a superb development of 15 barn conversions and cottages located within this highly sought after village. The development has beautiful gardens and well cared for communal areas including a large, graveled parking area where there is one allocated space for the property as well as ample visitor parking. There is a large gravelled courtyard fronting the property and the village park, tennis court and gardens adjoin the development with open countryside beyond. The accommodation is well presented and thoughtfully arranged, with light and airy living spaces that retain the property's distinctive charm. Outside, there is a small seating area to the front, perfect for enjoying the peaceful surroundings, while residents also benefit from attractive communal gardens and courtyard area. The property enjoys an enviable village setting, just a short walk from the local park, tennis court and The White Horse Inn public house. Duns Tew is a sought-after Oxfordshire village, renowned for its welcoming community, picturesque countryside and excellent access to Banbury, Chipping Norton and Oxford.

Offered for sale with no onward chain, this delightful home represents an excellent opportunity for those seeking a character property in an idyllic village location. We have prepared a floor plan to show the room sizes and layout. Some of the main features include:

Sitting Room

Stable entrance door, two windows to the front aspect and stairs rising to the first floor. A charming reception room featuring exposed brickwork, exposed stonework, characterful beams and an attractive log-burning stove. Useful built-in cupboards and shelving provide practical storage, whilst a Dimplex Quantum electric heater ensures efficient heating. The room is semi-open plan, flowing through to the kitchen/dining room.

Kitchen/Breakfast Room

Fitted with a range of quality wooden wall and base cabinets with Corian worktops over and an inset sink with drainer. Integrated appliances include an oven, microwave, fridge-freezer, four-ring electric hob and extractor hood, with space and plumbing for a washing machine and space for a slimline dishwasher. Tiled flooring, Dimplex Quantum electric heater and French doors opening onto the attractive communal courtyard. Space for a table and chairs.



First Floor Landing

A spacious landing featuring exposed stonework and characterful beams, with a window to the front aspect. Built-in airing cupboard housing the hot water cylinder with fitted shelving.

Bedroom One

A particularly spacious double bedroom with exposed stonework and characterful beams, window to the front aspect and a Dimplex Quantum electric heater. Loft hatch providing access to a boarded roof space with lighting and ladder.

Bedroom Two

A good-sized double bedroom with exposed stonework and characterful beams, window to the front aspect and a Dimplex Quantum electric heater.

Family Bathroom

Fitted with a white suite comprising a panelled bath with shower over, low-level W.C and wash hand basin. Attractive tiled splash backs, tiled flooring, heated towel rail and window to the front aspect. Exposed beams add further character, and there is additional access to a boarded loft space with lighting and ladder.



Outside

To the front, the property enjoys a delightful gravelled garden with established shrubs, enclosed by a traditional picket fence with gated access leading onto the attractive communal courtyard. A pathway leads to the front door beneath a canopy porch. The beautifully maintained communal grounds are a particular feature of the development, with a modest annual service charge contributing towards their upkeep. To the rear, there is an attractive lawned area with established trees providing access to Duns Tew Play Park, which offers a children's play area together with a hard court suitable for tennis and other recreational activities.

The gravelled courtyard to the front provides an attractive setting with a mature feature tree and limited vehicular access for residents when loading and unloading. The main parking area is located to the rear, where the property benefits from one allocated parking space together with ample visitor parking.

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. 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 passing the church on your right where the property will be found on your left-hand side behind a five bar gate. A For Sale sign is erected on the road, if you continue past this and then turn left into the single-track road and follow this into the communal parking area. Parking can be found here and then continue on foot into the courtyard where the property will be found at the end.

Services

Mains water, drainage and electricity.

Local Authority

Cherwell District Council. Tax band C.

Viewings

By prior arrangement with Round & Jackson

Tenure

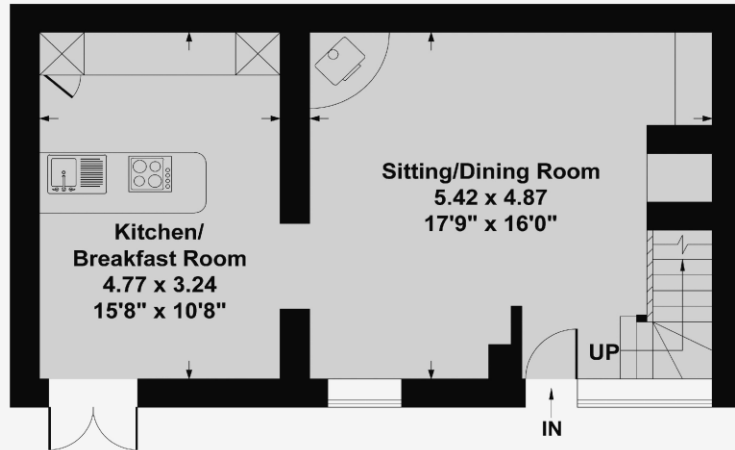
Freehold

Agents Note

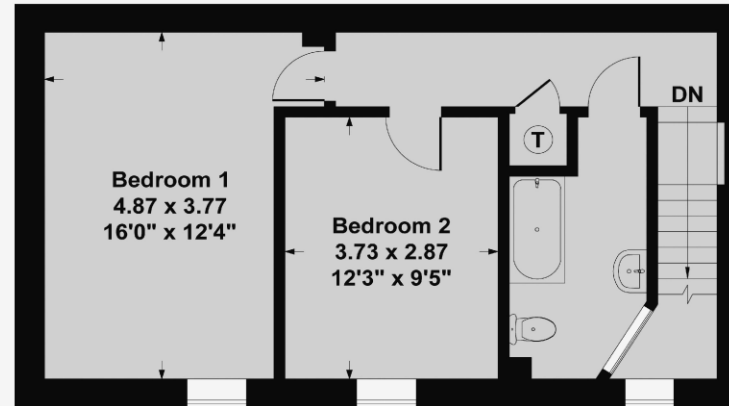
There is an annual charge of £600.00 to maintain the communal grounds.

Asking Price: £375,000





Ground Floor



First Floor

Ground Floor Approx Area = 44.12 sq m / 475 sq ft

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Total Area = 88.24 sq m / 950 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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