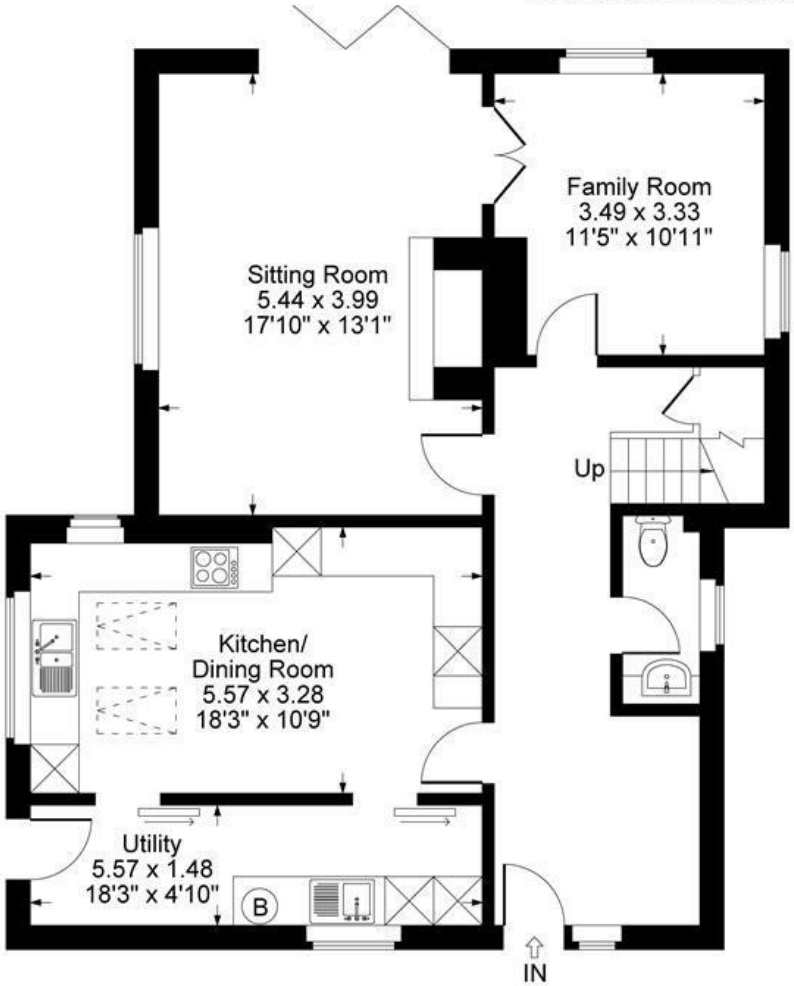
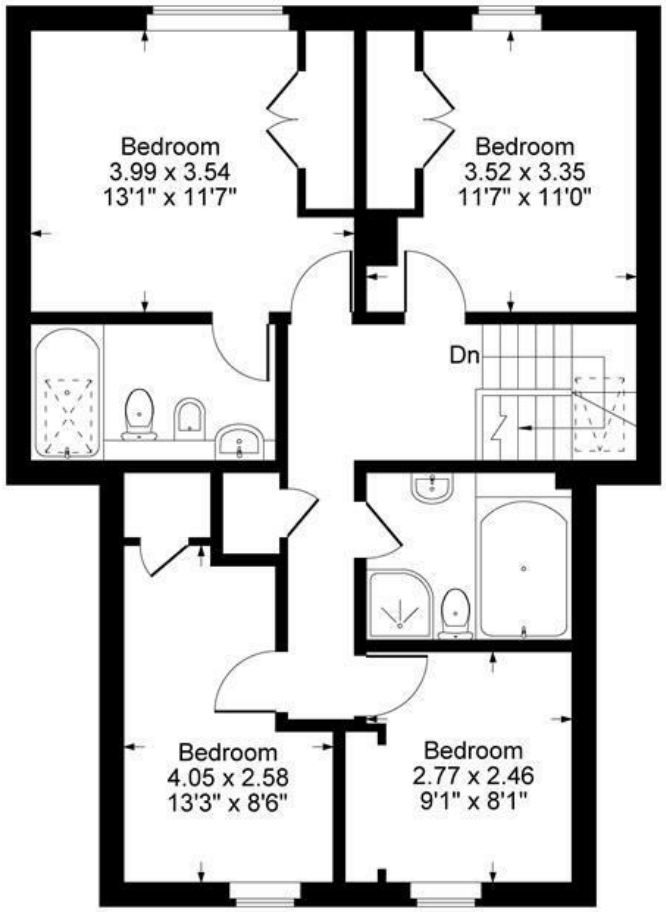

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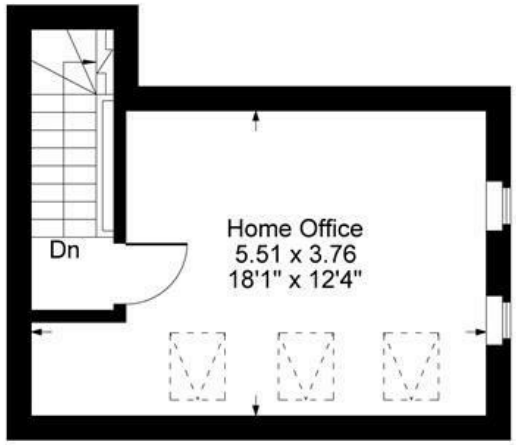
Approximate Gross Internal Area
Ground Floor = 81.71 sq m / 880 sq ft
First Floor = 68.29 sq m / 735 sq ft
Garage Ground Floor = 32.93 sq m / 354 sq ft
Garage First Floor = 22.11 sq m / 238 sq ft
Total Area = 205.04 sq m / 2207 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



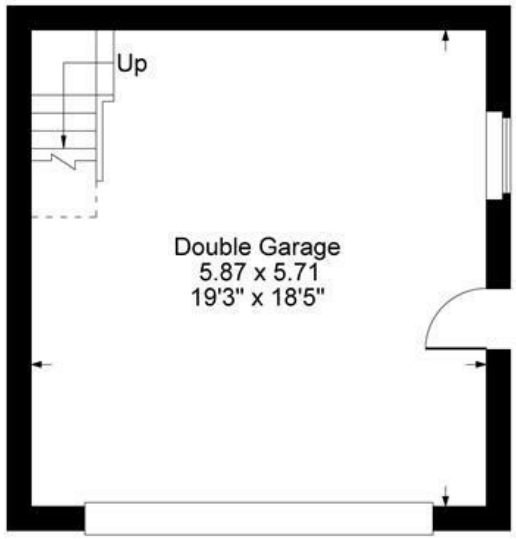
Ground Floor



First Floor



Garage First Floor



Garage Ground Floor

The Property

A well presented detached four bedroom family home positioned in a desirable central setting within the popular village of Stonesfield. Offering spacious and versatile accommodation throughout, the property also benefits from off-street parking, a double garage and a beautifully private rear garden.

You enter into a spacious and light entrance hall with plenty of room for coats and shoes, together with a useful downstairs WC. The kitchen breakfast room is an excellent family space, fitted with a modern range of units alongside integrated appliances including a Neff double oven, induction hob and fridge, with additional space for a dishwasher. There is also ample room for a breakfast table creating an ideal everyday dining area. Leading from the kitchen is the practical utility and boot room which provides space for a washing machine, tumble dryer and freezer, alongside a sink and direct access out to the garden.

The living room is a particularly inviting reception space, centred around a log burning stove with attractive stone surround fireplace. Bifold doors open directly onto the side patio, while double internal doors lead through to an additional snug or family room. Currently arranged as a relaxed TV room, this versatile space could equally serve as a study or formal dining room.

Upstairs, a bright and spacious landing leads to the principal bedroom which benefits from built in wardrobes and an ensuite bathroom with shower over bath, WC, bidet and sink. There are three further bedrooms, all featuring built in wardrobes, alongside a family bathroom fitted with both a bath and separate shower.

Outside, the rear garden is a real highlight of the property, offering a lovely private setting with lawn, planted borders, raised beds and a garden shed. The side patio is a wonderful suntrap throughout the day and provides an excellent space for outdoor dining and entertaining.

The double garage can also be accessed from the garden and benefits from an electric up and over door. Above the garage is a superb additional room currently used as a home office, enjoying plenty of natural light together with air conditioning, creating an ideal work from home space.

To the front of the property is off-street parking for three vehicles. The house also benefits from a newly fitted boiler and there is double glazing throughout.

Positioned in the heart of Stonesfield, the property is well placed for access to the surrounding Oxfordshire countryside and nearby market towns.

Situation

Stonesfield is a charming village with a strong community, offering amenities such as a village store, post office, hair salon, and the community-run White Horse Inn. It also has a parish church, a well-regarded preschool and primary school, and a playing field with tennis courts, sports pitches, and a fitness area.

Charlbury and Woodstock are nearby for shopping and dining, with Oxford and Witney easily accessible. Long Hanborough and Charlbury train stations provide services to Oxford and London Paddington, while Junction 9 of the M40 is around 13 miles away.

















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