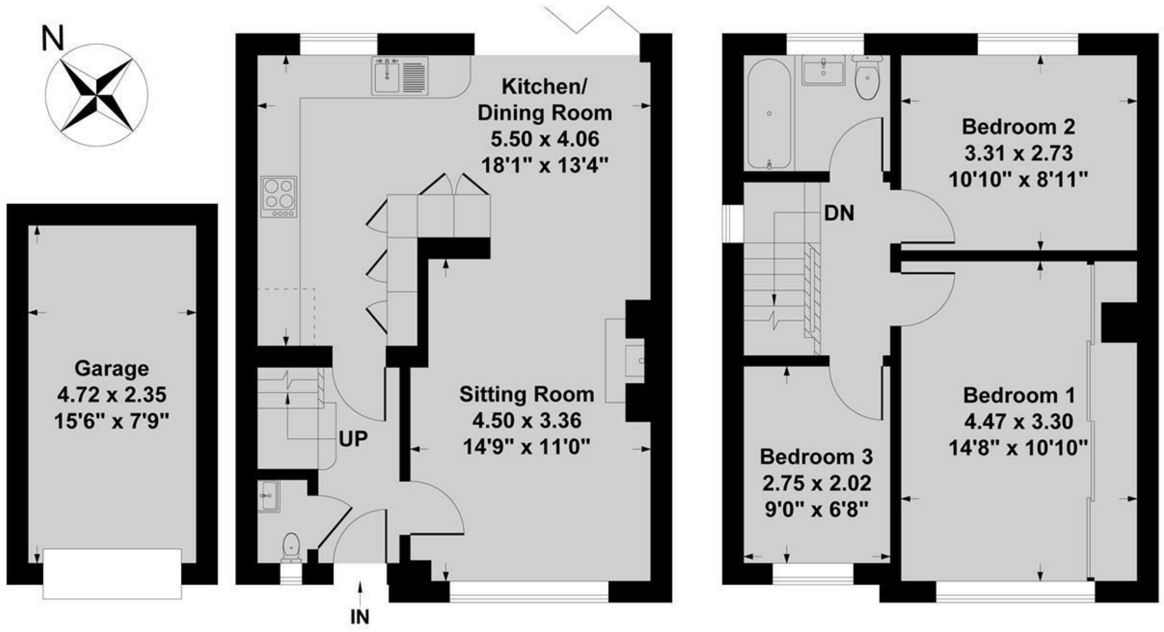
Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.

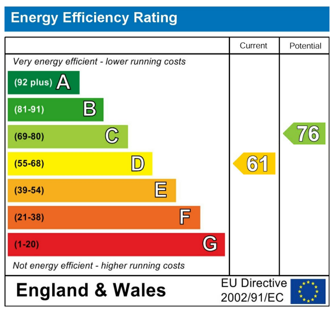


Garage | Ground Floor | First Floor

Ground Floor Approx Area = 39.89 sq m / 429 sq ft
First Floor Approx Area = 39.88 sq m / 429 sq ft
Garage Approx Area = 11.09 sq m / 119 sq ft
Total Area = 90.87 sq m / 997 sq ft

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

www.focuspointhomes.co.uk



01295 271414 ankerandpartners.co.uk post@ankerandpartners.co.uk
31-32 High Street, Banbury, Oxfordshire OX16 5ER

26 Dashwood Rise

Duns Tew

Anker

26 Dashwood Rise, Duns Tew, Oxfordshire, OX25 6JQ

Approximate distances
Banbury 8.5 miles
Bicester 11 miles
Chipping Norton 9 miles
Oxford 16 miles
Junction 10 (M40 motorway) 7.5 miles
Banbury railway station 10 miles

A BEAUTIFULLY PRESENTED THREE BEDROOM VILLAGE HOME BENEFITTING FROM A DRIVEWAY, GARAGE AND COUNTRYSIDE VIEWS, LOCATED IN THE DELIGHTFUL VILLAGE OF DUNS TEW

Hallway, cloakroom, sitting room, kitchen/dining room, three bedrooms, family bathroom, front and rear gardens, garage and driveway. Energy rating D.

£350,000 FREEHOLD

Directions

From Banbury proceed in a southerly direction toward Oxford (4260). Travel through Adderbury and Deddington and continue until Duns Tew will be found as a turning to the right. On entering the village Dashwood Rise will be found as a turning to the right. After a short distance there is a layby on the right hand side which leads to a path, the property will then be found on the left hand side A "For Sale" board has been erected.

Situation

Duns Tew is an attractive village situated away from main roads and surrounded by rolling Oxfordshire countryside. The village is composed of predominantly stone built houses and cottages with colourful old English gardens. Enjoying an elevated position gives the village good views to the north towards Deddington and the Barfords and to the south towards Middle and Steeple Barton. Within the village there is a Church, The White Horse Inn and village hall.

Further comprehensive amenities can be found approx. 3 miles to the north in the village of Deddington whilst access to the M40 motorway can be gained at either junctions 10 or 11. Bicester train station provides an excellent service to London Marylebone. Soho Farmhouse is approx. a five minute drive away.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Entrance hall with stairs to first floor.

* Spacious sitting room with window to front allowing in lots of light, wood burner, opening to the kitchen/diner.

* Modern kitchen/diner with wall and base mounted units, integrated appliances include fridge freezer, washing machine, dishwasher and double oven with induction hob. The dining area has ample space for table and chairs with bi-folding doors opening to the rear garden.

* Downstairs cloakroom with WC, wash hand basin and window.

* First floor landing with doors to all rooms, window to side and access to the loft.

* The master bedroom is a double with wall length built-in wardrobes and a large window to front.

* The second bedroom also benefits from being a double with window overlooking the rear garden and countryside beyond.

* Further single bedroom which could be used as a study for home workers.

* Family bathroom fitted with a white suite comprising panelled bath with shower over, vanity wash hand basin and WC, window and extractor fan.

* Well maintained and stocked rear garden with patio area ideal for table and chairs, lawned area, a pathway leads to the bottom of the garden where there is a gate opening to the driveway. Shed.

* Parking on the driveway for one vehicle. Garage with up and over door.

* The front garden is laid to lawn with a path to the front door. Further shed.

Services

All mains services are connected with the exception of gas. The new oil fired boiler (installed March 2026) is located externally under the kitchen window and the oil tank is located on the driveway.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.