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Tayler & Fletcher



6 Litchfield Close

Enstone, OX7 4LB

Guide Price £695,000



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A link-detached home offering deceptively spacious and flexible accommodation, beautifully modernised by the current owners.

Accommodation comprises a porch, entrance hall, cloakroom, utility, study, sitting room, garden room, kitchen/dining room, four bedrooms (1 en suite), shower room, double garage with driveway parking, South facing rear garden.

Location

Enstone is a charming residential village situated approximately 4 miles east of the market town of Chipping Norton and approximately 12 miles from Oxford, with a regular bus service. The village has much to offer, including a convenience store and post office, a well-regarded primary school, a playground and the award-winning Crown Inn public house in Church Enstone, which is just a short walk away. Chipping Norton provides shopping facilities for everyday needs, together with recreational and leisure amenities. Soho Farmhouse is also within easy reach, approximately a 12-minute drive away. Oxford provides links to the M40, and mainline train services to London Paddington are available from Charlbury Station, approximately 3 miles to the south, with a journey time of around 1 hour and 10 minutes.

Ground Floor

6 Litchfield Close is a beautifully presented and well-maintained home, occupying a desirable corner plot within a sought-after cul-de-sac. The front door opens into a practical porch, leading through to a spacious entrance hall with a cloakroom and access to the study, kitchen/dining room, and sitting room. The dual-aspect sitting room is bright

and welcoming, with sliding doors opening into a light-filled garden room. From here, French doors provide direct access to the garden. The contemporary kitchen/dining room is fitted with a range of base and wall units, an integrated oven and induction hob, space for a fridge freezer, and plumbing for a dishwasher. French doors open out to the landscaped rear garden. Set off the kitchen, the utility room offers a separate sink, plumbing for a washing machine, space for a tumble dryer, and additional storage cupboards.

First Floor

Stairs rise from the entrance hall to a spacious landing, complete with airing and storage cupboards. The principal bedroom benefits from integrated wardrobes and a recently fitted modern en suite shower room. A further shower room serves the remaining three bedrooms, two of which also feature fitted wardrobes.

Outside

The property is approached via a tarmac driveway, providing parking for two large vehicles and leading to a double garage with up-and-over doors, power, lighting, and overhead storage. The driveway is also served by an EV charger. To the rear, the enclosed south-facing garden has





been beautifully landscaped and enjoys a good degree of privacy, bordered by fencing and dry stone walling. Mainly laid to lawn, the garden also features a paved terrace, mature borders, and established trees.

Services

Mains water, electricity, and drainage. Oil fired central heating. Underfloor heating to the garden room.

Tenure

This property is Freehold.

What3Words

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Council Tax

Council Tax band F | 2026/2027
£3631.14

Local Authority

West Oxfordshire District Council,
Woodgreen, Witney, Oxfordshire, OX28
6NB | (Tel: 01993 861000)
www.westoxon.gov.uk

Fixtures and Fittings

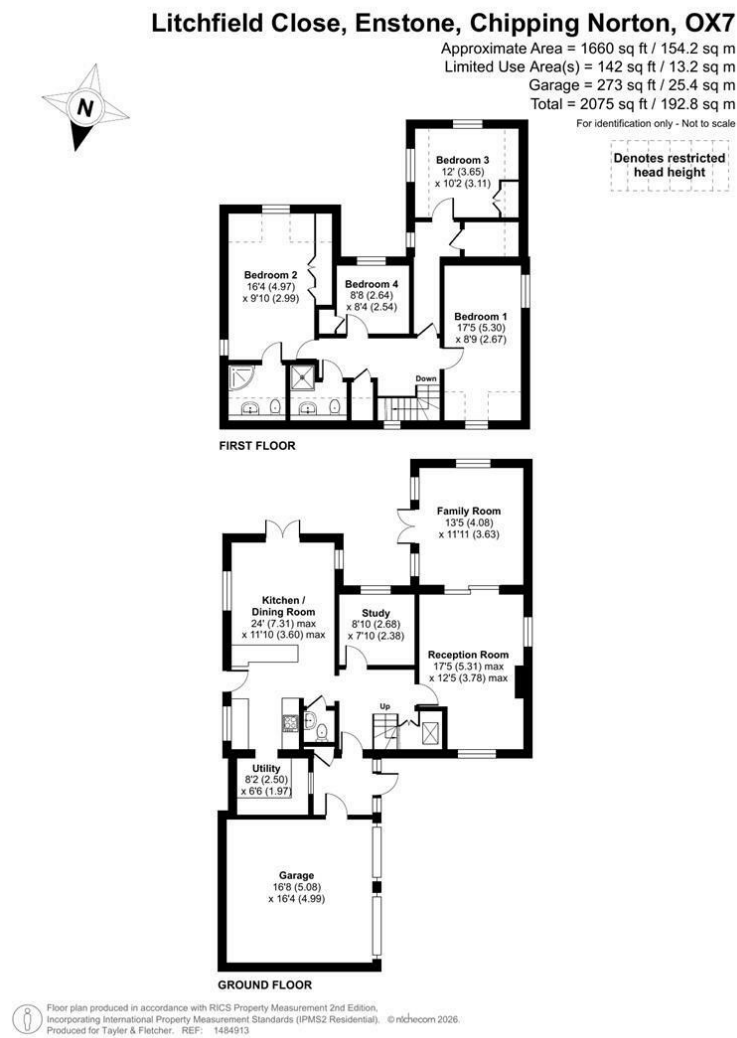
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

Viewing

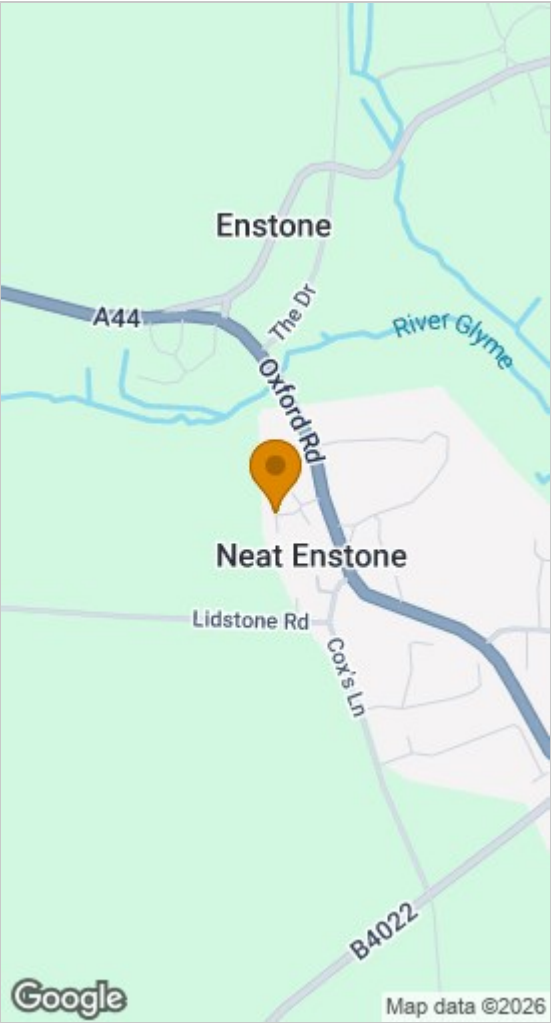
Viewing is strictly via the Sole Agents Tayler and Fletcher and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Floor Plan



Area Map



Viewing

Please contact our Chipping Norton Sales Office on 01608 644344 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

