





Stable High Main Street, Duns Tew, OX25 6JS

Guide Price £695,000

Light and space in abundance, in a generous and secluded plot. A roomy & lovely house already, but additionally offering potential for conversion of the large loft and/or double garage.

Originally designed as a 4 bed, now set up as 3, a modern detached stone house discreetly placed in c.1/4 acre, presented in good order with huge scope for loft and/or garage conversion (STPP). 18 ft kitchen with utility, 21 ft bedroom with en-suite, 18 ft living room, and a detached double garage!

Duns Tew forms part of a group of three villages collectively known as The Tews. Hidden away from main roads and surrounded by lovely countryside, the village is still incredibly convenient with easy commuting and a good bus service. Junction 10 of the M40 is 7 miles distant, North Oxford is 14 miles and Chipping Norton just 11 miles by road. Rail links include the Chiltern line service from Bicester North (11 miles away) to Marylebone, a c. 40 minute journey. The Soho Farmhouse private members' club just a few miles distant is a huge draw, with top class facilities including gym, pool, restaurants, even a cinema. And the local pub, the White Horse, is comfy and stylish. The village is active and sociable, a great fun place to live. For more info go to <http://www.dunstew.com>

Stable High sits in a surprisingly good plot, completely hidden away off the main street through what is in any case a deliciously quiet village. Approached between other properties, once at the front gate you forget there's anything else nearby. The traditional facade with its stone walls and timber windows is unassuming and pleasant. Beyond the frontage is a surprisingly roomy house with large, bright rooms and a fantastic flow, with lots of natural wood used throughout. But in addition, the potential for further expansion may be quite significant. The loft is huge, and runs the whole length of the house with good head height. In turn, the double garage is detached and thereby lends itself to the perfect outside office, or Granny annex.

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|-------------------------|--------------------------|------------------------------|
| • Fine village location | • Generous, private plot | • Designed as a four bed |
| • Now set up as three | • En-suite & bathroom | • Huge kitchen, plus utility |
| • 21 ft main bedroom | • 18 ft living room | • Lovely grounds c.1/4 acre |



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Once inside, the internal porch opens into a hallway that runs past the living spaces, then turns left to access the bedrooms. First right, the living room is a fab space, with a broad bay window to the front providing a lovely view as well as a wealth of natural light. The natural woodwork of the windows and fittings is pleasingly mellow and contrasts perfectly with the warmth of the decor and this is a feature of the house throughout. In addition, the vendor has fitted a wood burning stove to the corner, perfect for cosy winters.

A broad pair of glazed doors at the rear head into the kitchen, perfect for parties and enthusiastic family Christmases as well as maximising the light flow still further. Traditional styled units run round three sides, providing massive storage as well as ample worktop prep space. A double oven and hob, dishwasher and fridge/freezer are all fitted, and the room's proportions are so generous that a large table with eight or ten chairs would find space to spare here. In addition, the glazed double doors at the side lead out to a pleasant and secluded terrace. And adjoining the kitchen is a good sized utility room, offering plumbing for a washing machine as well as a sink. Add to that a door out to the garden and it's the perfect dog lobby.

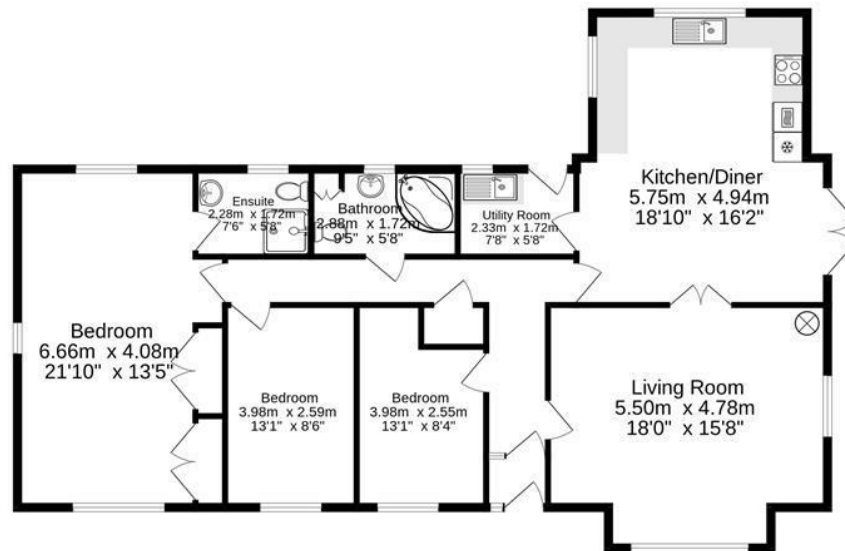
Back to the hallway, which leads down to the three bedrooms. The first two are similar in size, roomy doubles with a great outlook across the front gardens. At the end is a vast double bedroom, complete with a generous array of wardrobes fitted to one wall. It is important to note that this room was designed to be two bedrooms, and the house a four bed. But as our vendor bought it new, they decided to amalgamate two and create one vast, triple aspect main bedroom. It would be very simple to divide this once more if four beds were needed. As it stands, the room also contains an en-suite shower room, and next door is a family bathroom.

Outside, the plot is large and open, with no directly overlooking neighbour. The frontage includes a generous, gated driveway with space for quite a number of cars, and the gravel leads up to a smart, detached stone garage which is equipped with power. We see no reason (subject to double checking consents) why part or all of this building could not be converted as a home office, games room or even annex. Areas of lawn and trees run past the garage, with a stone wall to the boundary. Behind the house further areas of lawn flank a large terrace that's ideal for dining in seclusion, with a wide array of mature trees and shrubs giving the whole plot a relaxed and mature feeling that's rewarding to spend time in.





Ground Floor
154.7 sq.m. (1666 sq.ft.) approx.



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TOTAL FLOOR AREA : 154.7 sq.m. (1666 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Material Information QR Code:



The material information reported is as accurate and correct as reasonably possible, at the date the property was launched on our website www.cridlands.co.uk and other third party house sale portals.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

to discuss this property or to arrange a viewing please call, or drop us a line
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