





**When renovating a particularly old house, it's important to remember it must also be practical. Pigeon House exemplifies that remit in spades. Lovely in all respects.**

One of the oldest in the village, an interesting and very charming stone house recently refurbished throughout but retaining masses of character. Four bedrooms, lovely kitchen, two receptions, pretty garden and generous parking.

Enstone is for some "just" a village near Chipping Norton. But for those in the know, it's a special place steeped in history. Its origins stretch right back to the Neolithic period, with evidence of a burial barrow chamber nearly 5,000 years old. From far more recent times, the village grew in the 17th and 18th centuries as the wealth of the area increased, hence the predominance of older stone buildings. The community is charming and vibrant, with a general store and a post office, a new village hall that hosts all sorts of lively events, and also good local pubs, all nestling amongst rolling open countryside. For those needing good access to the wider world, rail stations to London and elsewhere are as little as 4 miles distant, along with many shops and other amenities nearby at Chipping Norton, Charlbury etc. It's a lovely village to live in by any measure.

Rumour has it that the house dates back into the 17th century. When the vendors purchased it they found that while the structure had survived extremely well for a property of such great age, a lot of the decorative fabric was less enthralling... So they started a process of upgrading and restoration that, as with all such things, led them far deeper into the rabbit hole than they expected!! This included removing acres of lath and plaster ceilings, reconstituting plaster work, flooring, windows, heating and electrics, kitchen, bathroom etc. Not a job for the fainthearted, but they have nevertheless been rewarded with is a simply stunning, charmingly eccentric and characterful house that raises a smile at every turn. The age and history are still evident in abundance, but with the modern necessities that make it a warm and easy place in which to live.

The porch at the front opens into a long hallway with a delightful tiled floor in a classic Victorian style. Just off to the right the first of a number of large cupboards provides for some generous storage, and opposite it the hall splits and turns left to access a generous space that has cleverly been fitted out with masses of extra store cupboards and wall hooks as a utility. And at the end, the downstairs shower room is a stylish mix of classic Victorian, Art deco and contemporary. Back to the entrance and at the end of the hallway just before the stairs rise off to the left, step down into the kitchen. Units running down either side provide great work prep space as well as storage. A dishwasher and modern oven/hob are fitted, along with a US-style fridge/freezer and even a wine cooler. And for practicality, while the floor continues the same pretty tiling as the entrance, all else is white (including the beams overhead), ensuring there is great natural light throughout.

- Huge charm and character
- Three receptions
- Cellar
- Quirky and interesting
- Bathroom & separate shower
- Pretty garden
- Four characterful bedrooms
- Stylish new kitchen
- Off-road parking



Opposite, take a step back up to access the dining room. The flagstone floors are a delight, really confirming the age of the house, and the room is light and airy with a view out over the garden to the front. Next door, the living room is larger, and beautifully fitted with shelving all down one side that also includes inset spaces for TV and other electronics. Window seats to both the front windows are wonderful too, a great place from which to watch the birdlife outside (or keep an eye on the children...). But the main focus is a lovely stone and brick fireplace into which a wood burner has been fitted - wonderful for those cozy winter nights. Continue through the arch at the side to the last of the three receptions. Windows to two sides, and glazed double doors accessing the garden on the third, flood in great light, and a rather lovely touch is the deep pastel wall colouring contrasted with the alcoves and ceiling. The fireplace is currently unused, but subject to checking if a new flue is needed, we suspect it could be used once more. And finally, at the rear the second of the stair cases rises...

...taking us up to the first of two landings. When the vendors purchased the house it was effectively split into two unconnected parts upstairs. By creating a (thoroughly brilliant) bathroom with "Jack and Jill" doors to either end they've solved this problem admirably. It is a large room in any case, but with the ceiling vaulted overhead the room feels even bigger. The style is very much classic in inception, as befitting the overall theme, but with a modern bath that includes a wider section to one end with a glass screen around the shower part. To the near end there is a bedroom on the first floor, currently fitted with a high-level cabin bed but in fact a very roomy double when needed. And a further stair leads next to it up to the top floor where a vaulted bedroom offers a very private space away from all the other rooms (an ideal study), as well as a wonderful view of the open farmland beyond the village. At the other end of the bathroom, the second door opens into the main bedroom. A good size, it's also packed with character as the ceiling is part vaulted with the original A-frame trusses exposed to either end. And as it's double aspect the light is good, too. From here the second landing accesses the last of the four double bedrooms, and adjacent to it would be a walk-in cupboard if you wish it although at present it is opened up to house a chest. And the staircase drops back down to the kitchen end of the downstairs.

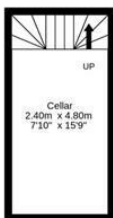
Outside, the house sits well back behind a wide and pretty garden. A gravelled area across the full width of the garden by the house provides a seating area that is broad and attractive. To the end of the house there is also an outside storage space attached. Some lovely, established climbers rise up the wall of the house and there are several pretty border plants here also. A low dry stone wall retains the edge of the lawn, which stretches from border to border with immature hedges either side which will eventually provide soft edges throughout. And a more mature hedge has already grown to separate the garden from the parking beyond, which provides generous space for up to four vehicles (depending on size!) off road behind a stone wall.

Mains water, electric, oil CH  
West Oxfordshire D C  
Council tax band E  
C.£2,450 p.a 2021/22

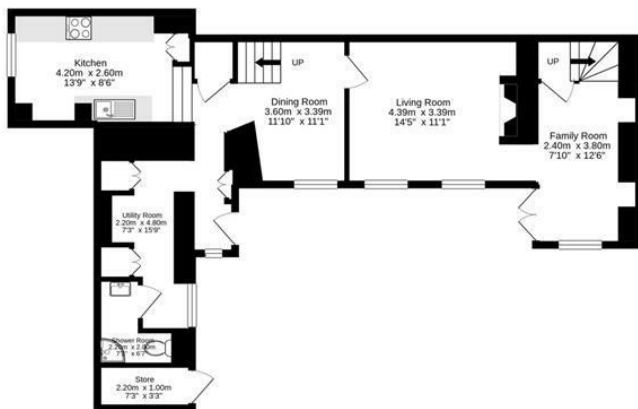




Cellar  
11.5 sq.m. (124 sq.ft.) approx.



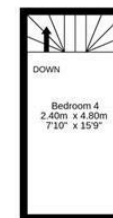
Ground Floor  
58.1 sq.m. (625 sq.ft.) approx.



1st Floor  
50.8 sq.m. (547 sq.ft.) approx.



2nd Floor  
11.5 sq.m. (124 sq.ft.) approx.



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**TOTAL FLOOR AREA : 131.9 sq.m. (1420 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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**Energy Efficiency Rating**

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

**Important Notice**

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