



, Duns Tew, OX25 6JR

Guide Price £550,000

They say location, location, location. Here is proof! Outlook, peace, seclusion, natural light, it's the perfect spot to retreat from the hub-bub.

With the most fantastic, discreet location overlooking fields, and great natural light, a South-West facing 4 bedroom detached house with huge potential for extension and further loft expansion (subject to consents).

Duns Tew forms part of a group of three villages collectively known as The Tews. The properties locally are predominantly stone and date from the 19th century or earlier. Hidden away from main roads and surrounded by lovely countryside, Duns Tew is 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. 42 minute journey. The local pub, the White Horse, is a comfy and stylish village hub serving great food and drink from refurbished premises, with great Trip Advisor reviews (<http://www.dunstewwhitehorse.co.uk>). In addition, the Soho Farmhouse private members' club is becoming one of the strongest draws to the area. The village is active and sociable, and makes good use of the village hall. For more info go to <http://www.dunstew.com>

The Bridleway is both the name and location. Hidden away on a lane leading out to farmland, this house has one of the best outlooks in the area. It's peaceful, light, well proportioned and effortlessly relaxed. Our clients house for some years, it has moulded so easily to their needs, from family house to artist's studio, all the while being both secluded and right near the village centre. Today there is scope for some modernisation, which would combine very conveniently with extension and converting the rest of the loft (subject to planning), all of which would really elevate the house to another level of desirability and space. And if that isn't enough to persuade you, the location and open views certainly might!

The entrance to the house is via a lobby, which opens into the hall, with a pleasant modern shower room on the right. On the left, the utility/boot room sets the tone of the accommodation, in that it is bright and very well proportioned with ample space for a sink, washing machine etc. There is also a door out to the side, perfect for bringing in wet dogs! Beyond, the kitchen is a good size to accommodate a kitchen table with a range of units wrapped round three sides, and the view out to the rear is alluring and peaceful. The next door room is described on our plan as a dining room. But in fact its position and shape/ dimensions - plus the fact that the kitchen amply hosts a table - means it would serve exceptionally well as a bedroom if desired.

Opposite, the study is perfectly placed away from the main accommodation so that there is a chance of getting some work done! This, too, is well proportioned hence if desired would work well as a bedroom. Next door to the dining room is the living room. With its large Inglenook fireplace and wood burner, and beams overhead, it's a really characterful room, and generously proportioned to host a large suite. The wide window to the rear also invites in the light and view admirably. At the end of the corridor, two bedrooms provide further generous double bed spaces, and one of these also has a door to the outside - perfect for an independent teenager, or a home office. Serving these is a bathroom next door.

Upstairs, the largest bedroom also provides the most fabulous views across fields to the horizon. At nearly 18 feet by 14 it really is a large space, with a Kingsize bed dwarfed by the overall area. The rest of the loft around this room has not yet been developed hence we believe that it may, subject to permissions, offer scope to significantly increase both the size and hence desirability.

Outside, driving up to the house brings you in from the lane to a driveway that runs round to a gravel parking area with ample space for a number of cars. This may provide scope for building a garage or even home office. At the rear of the house the garden is mature, pleasant and inviting, mainly lawned but surrounded by hedging. There is an array of shrubs and border plants too, all combining to make this a peaceful setting at any time of year. And to the side of the kitchen where there is currently a lean-to shed, there may also be scope to extend the house further. The current accommodation, plus the potential, with the farmland views, the walks and the feeling of seclusion, all make this a very special place to live.

Mains water, electric, oil c.h.
Cherwell District Council
Council tax band F
C.£2,636 p.a. 2018/19

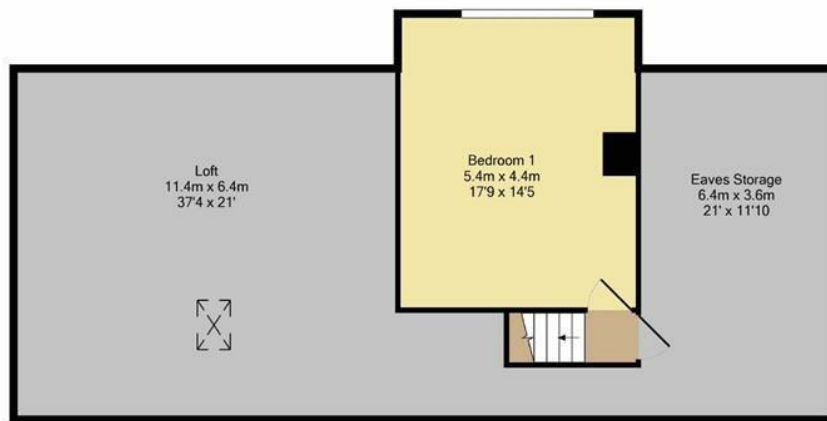
- Delightful setting
- Study and utility rooms
- Generous driveway parking
- Four bedrooms, all doubles
- Kitchen/ dining room
- Secluded garden
- Light living room with fireplace
- Shower room and bathroom







Ground Floor
Approx. Floor
Area 125.8 Sq.M.
(1354 Sq.Ft.)



1st Floor
Approx. Floor
Area 99.8 Sq.M.
(1074 Sq.Ft.)

Total Approx. Floor Area 225.6 Sq.M. (2428 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only. Produced by
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
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 interested@cridlands.co.uk

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