





38 Dashwood Rise, Duns Tew, OX25 6JQ

Offers Over £350,000

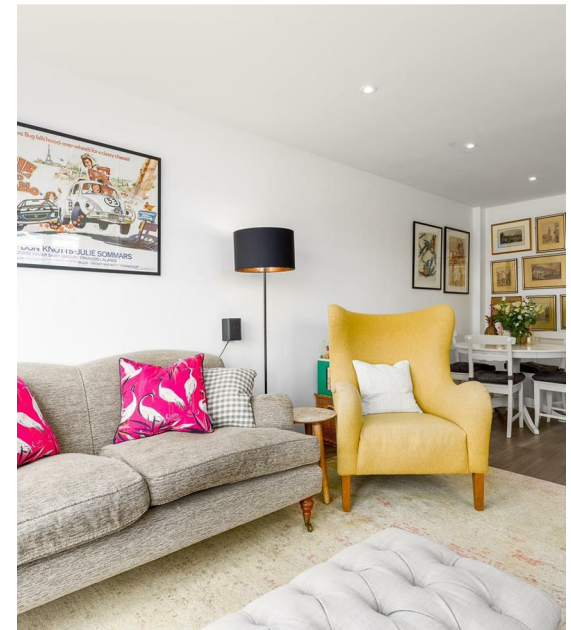
**This house really is view first and house second - and bearing in mind how beautifully presented the house is, that's quite an accolade!**

Sitting at the end of a small culdesac with sublime, uninterrupted views across miles of open farmland, an immaculate & recently refurbished bungalow with lovely gardens, a long driveway & double length garage. Duns Tew is a pretty village just a few miles from Soho Farmhouse. NO CHAIN.

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>

A modern part glazed door opens into a bright hallway. The oak floor heading away from you continues throughout the hall. Immediately left, the kitchen has been completely and beautifully transformed. Classic units painted in soft pastel shades run round three sides, with a long range of timber worktops above. It's a beautifully planned room providing masses of storage and even a breakfast bar, with the attention to detail extending to plantation shutters on the front windows, a very clever and stylish alternative to blinds or curtains that's also easier to clean. And beyond those shutters, the front garden is lengthy and beautifully landscaped.

- The type of view we dream of!
- Immensely quiet location
- Fully refurbished throughout
- Two ample double bedrooms
- Stylish new kitchen suite
- Smart new modern bathroom
- Lovely living room with fireplace
- Front & rear gardens
- Long drive, double length garage



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Back to the hall, the first of the bedrooms is dead ahead . Sharing the same outlook through more plantation shutters over the lovely front gardens, this is a large and light room that's also very well-proportioned. In refurbishing the house, the vendors have also fitted a bank of wardrobes and storage from floor to ceiling across one wall, providing all the storage you could need. Next door, the second bedroom is also a useful double room. And from here the view out across the rear garden is utterly charming, with open farmland gently rolling across the hills and valley into the far distance. Directly opposite, the bathroom has been refitted in a simple and elegant style. The bath includes a power shower overhead, and there is also a vanity topped off by a sink.

At the end of the hall, the living room is fantastic. Before you notice anything else, the view to the rear cannot help but be your first and lingering impression! French windows flanked by further windows covers the whole of the rear wall, ensuring that view is ever present. And in practical terms it's a smashing room anyway as it's a good size, and it focuses on a modern wood burner that's fitted into a fireplace with a pretty brick lintel over the top.

The main garden space is to the front, focusing around a generous expanse of lawn, but unusually also including a small strip of land just across the culdesac. On the main frontage, meandering borders are stacked with all manner of beautiful shrubs, flowers, several trees, all bursting with colour, and ever-changing depending on the season. As the house sits at the end of the culdesac its a wonderful and safe space for kids and animals alike without any need to be enclosed, although there is also a fence and various hedges/ mature trees at the front boundary.

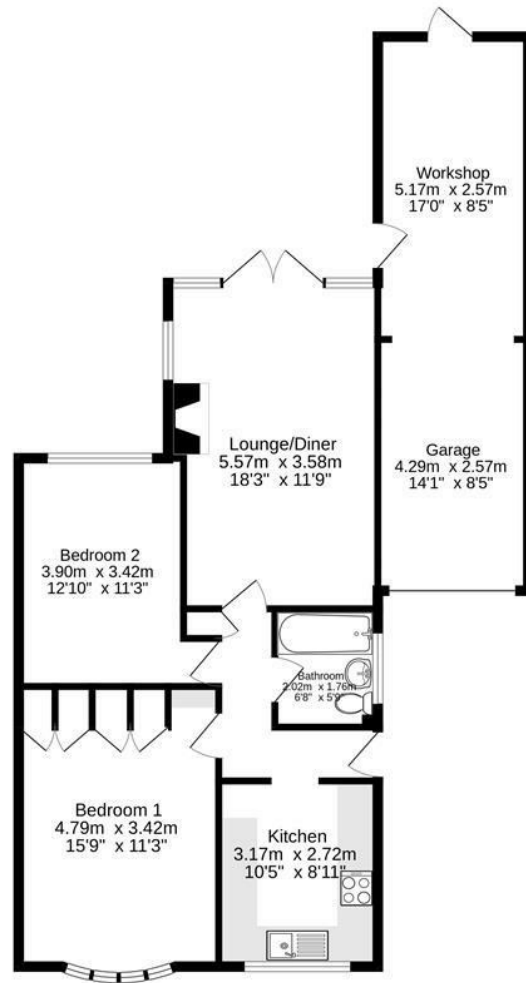
The gravelled driveway leads alongside the garden, to a garage and a hard standing next to the house. The garage is double length, extending to around 31 feet in length. There is plenty of scope if required to convert part or all of it into further accommodation, if desired. And at the rear of the house, the majority of the space is block paved to provide a relaxed seating and dining area from which to enjoy that spectacular outlook. The land behind is farmland for almost as far as the eye can see. We cannot imagine anyone tiring of this view!

Main water, electricity, oil CH  
West Oxfordshire DC  
Council tax band C  
C.£1,991 p.a. 2023/24  
Freehold





**Ground Floor**  
87.9 sq.m. (946 sq.ft.) approx.



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**TOTAL FLOOR AREA : 87.9 sq.m. (946 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 |           |

to discuss this property or to arrange a viewing please call, or drop us a line  
[interested@cridlands.co.uk](mailto:interested@cridlands.co.uk)

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