





**Very much the best we've seen of its type, offering everything a growing family could need.**

Offering c.1,750 sq ft of light, airy accommodation, a detached house with new kitchen/diner, 4 ample bedrooms (1 with en-suite & balcony), 26 ft living room, annex suite with further shower room, & lovely gardens with elevated terrace behind. Quiet cul-de-sac & a lovely village. Soho Farmhouse nearby

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>

Our lovely clients have owned this house for many years. Over the time they have expanded it outwards and upwards, continuously improving it in the process. This has culminated in a house today that is large, light, and flows well. But for us, what really sets it apart from most is the position. Because the lane beyond the rear garden runs downhill, the elevated position gives it a great feeling of space outside, and there's also a really lovely view from many windows out across the valley beyond.

The first impression as you enter the house is how light it is, especially appealing with a view of the garden through the rear window. It's a surprisingly broad hallway hence there's huge space for anything from key tables to bookshelves to easy chairs if desired. The stairs rise and turn off to the right, underneath which is a really deep cupboard.



A door to the right leads you into the kitchen. This has just recently been refitted, cleverly designed to be both attractive and very functional. High-quality fittings include Bosch double oven, dishwasher, induction hob and the like. Units running around three sides provide generous food prep space. And the sink being placed in front of the large front window, puts its user in the perfect spot for a really pretty view of the close and front lawn. To the rear the dining area is large enough for a table and six chairs to sit very easily next to large glazed sliding doors that open onto the decked terrace behind, with a lovely view of the garden.

Next door, the living room is even larger, and occupies the whole of the downstairs of the later extension. Windows on three sides make it beautifully light. The currently unused fireplace is crying out to host a wood burner, which would be a lovely addition for winter nights. At the rear pair a pair of French windows is flanked by yet more glazing, opening onto the same deck to terrace of the kitchen.

Heading back across to the hall, on the other side there's a good size utility room, containing the plumbing for the washing machine and tumble dryer, with a further range of units in the same style as the kitchen. Next door, an annex has been created, originally to provide space for an elderly parent, it could just as easily be a very lucrative lettings space. The mix of bedroom, adjoining living room, and shower room behind is perfect for that purpose. Although some parents might prefer this as the place to banish a stropky teenager!

Turning to the upstairs, at the top, a long hallway runs the full width of the house. On the left, the first of the bedrooms is a good size double running the full depth of the house. To the front a deep store cupboard has had the front doors removed, these could easily be reinstated if desired. The wide dormer window provides a stunning view over the rear garden and out to the valley. Next door, the main bathroom has been beautifully refitted. The modern style includes large, pretty tiles edged with gleaming white grout. The white suite also includes a power shower over the bath, as well as a useful vanity unit. Directly opposite, the airing cupboard is surprisingly large, ample for any family.

Head past the stairs, and the next bedroom along is currently used as a mixture of dressing room and quiet space, hence the sofa bed and large wardrobe you see here. But the dimensions are more than ample as a jolly good double bedroom. Back to the hall, and a deep, wide set of cupboards have been created in the eaves on your right. And overhead you'll notice a pair of light wells, bringing light in to brighten the landing.

And finally, the main bedroom. This sits above the large living room below and shares its dimensions. Hence it's a wonderful double room by any standard. In addition, the ceiling running up into the eaves gives it great character. A pair of French windows at the end open inwards, and beyond them is a Juliet balcony. The view from here is utterly captivating. You can see over the rest of the village to a panoramic display of rolling countryside and fields into the far distance. We can't imagine this view ever gets boring! And as befits the largest bedroom, an en-suite shower room is fitted.





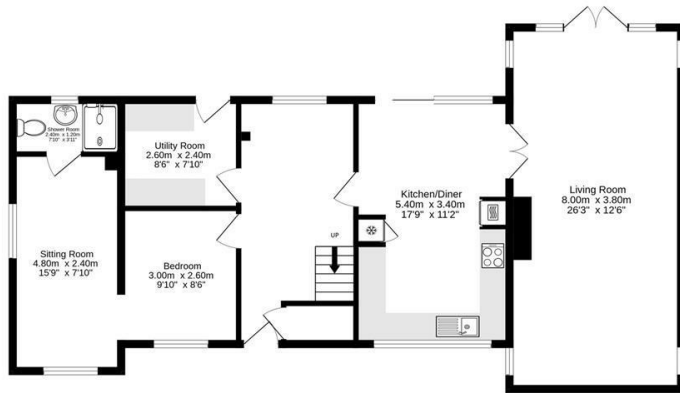
Outside, at the front, the house is sat well back behind a broad expanse of lawn, with a long driveway running down the left to what is now the Annex but was once the integral garage. It is rather lovely to note that this front lawn is actually shared between this house and the neighbour to the right, however, they have always got on so famously that neither has felt the need to fence it in! The next owner is welcome to do so if they wish, but we suspect most will continue to enjoy it "as is".

Pathways to either side of the house give you access to the rear garden. It's a lovely, mature and ample space. Lawn covers most of the area, with trees dotted around here and there plus various pretty borders, and the whole space is surrounded by pleasant, mature, hedging. A greenhouse to the right side is also a handy item for the more green-fingered, and alongside this is a small shed. Planters to the side are already set up for veg. The deck and terrace behind the house is elevated, and very wide. This makes it an equally wonderful space for entertaining or just sitting down with a quiet glass of wine. And, as previously mentioned, as the house is sitting at a higher level than those behind it, there's a lot of lovely natural light as well as glimpses of the countryside in the far distance.

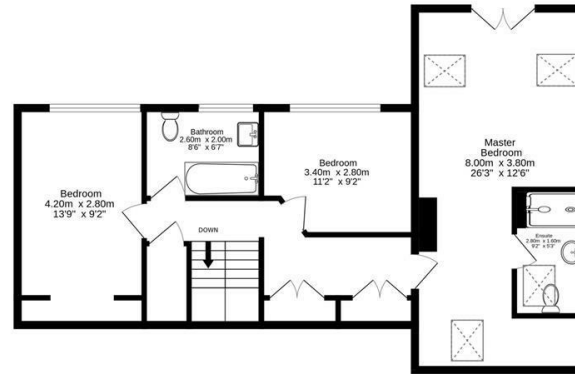
Mains water, electricity, oil CH  
Cherwell District Council  
Council tax band D  
£2,240-08 p.a. 2023/24  
Freehold



**Ground Floor**  
90.5 sq.m. (974 sq.ft.) approx.



**1st Floor**  
72.0 sq.m. (775 sq.ft.) approx.



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**TOTAL FLOOR AREA : 162.4 sq.m. (1748 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>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>52</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 2002/91/EC	

**Important Notice**

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

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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