





24 Quarry Close, Enstone, OX7 4LJ

Guide Price £325,000

The ideal home for a family starting out. Lovely condition, relaxed and roomy, in one of the friendliest villages in the area

Lovely, bright and well presented end of terrace house in good order, sitting in a small cul-de-sac. 2 good bedrooms, modern kitchen, vast living room, plus driveway. NO CHAIN.

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.

Quarry Close is situated on the outskirts of the village on a quiet cul-de-sac. These houses are well built in a traditional style that is now very popular. A single storey extension to the front of the property has enhanced the living space downstairs, it flows well with good proportions and easy to use, and hence exceptional value. This one sits just back from the entrance to the close, with views over the quarry, the rear looks out across other gardens. It's well presented, with a refitted kitchen and new carpets throughout the downstairs and landing, and lovingly decorated prior to our vendors moving out. A wonderfully affordable family home and ready to move in.

- Cleverly extended
- Refitted kitchen & utility
- Off road parking
- Very good condition
- Two bright bedrooms
- Usable loft space
- Recent upgrades
- Long living room



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Walking through the door you enter the vast lounge/diner, at just over 23 feet long it is a large room by most standards. It's lovely and light due to a good sized window to the front and modern double doors at the rear. The main focal point here is the burner, which is enclosed with a mosaic style fire surround, that with the beams above you would be a welcome sight on a cold winters evening. Doors at the rear open onto the garden. On your right is the kitchen... Recently refitted, it now contains a really attractive suite with a huge amount of store cupboards and work surfaces, and a separate utility area. And the fittings include a washing machine, plus modern oven and hob. The styling is great - clean-lined and well planned. A large window to the front and rear provides plenty of natural light, and a side exit to the garden.

Upstairs all bedrooms are well presented and light. Bedroom one has everything you would need, overbed storage, purpose built cupboards and a further built in wardrobe. Bedroom two is also a good double room, with built in storage. The hatch above your head opens into an Aladdin's cave. The loft space is open and carpeted with two Velux windows, this rooms provides masses of space and can be adaptable to your needs, so it's immensely practical. There is a separate WC and basin, in addition to the bathroom which is cleanly tiled with shower over the bath and lovely neutral suite.

Outside is equally practical. The frontage has a paved pathway with gravel either side allowing parking for three vehicles. Raised flower bed on your right just ahead of the gate entrance to the rear living space. The rear garden is decked throughout providing a low maintenance space, simply add a few pots and sun lounger and it will be perfect.

Mains water, Oil CH
West Oxfordshire District Council
Council tax band C
£2,031.90 p.a. 2024/25
Freehold

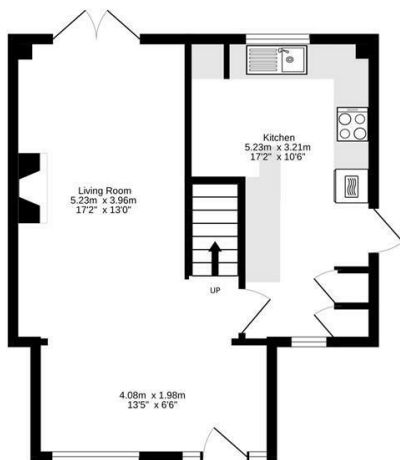




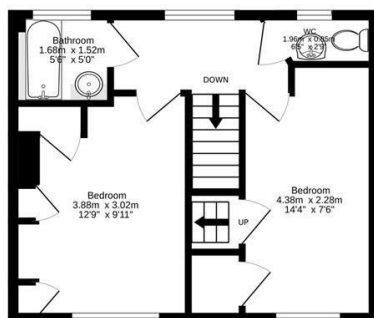
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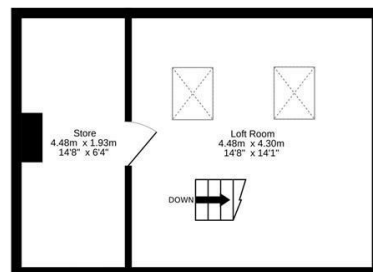
Ground Floor
39.9 sq.m. (429 sq.ft.) approx.



1st Floor
32.2 sq.m. (347 sq.ft.) approx.



2nd Floor
27.6 sq.m. (297 sq.ft.) approx.



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TOTAL FLOOR AREA : 99.7 sq.m. (1073 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	60	
(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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