



FAIRFAX
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ESTATE AGENTS

Oxford Road, Enstone, Chipping Norton

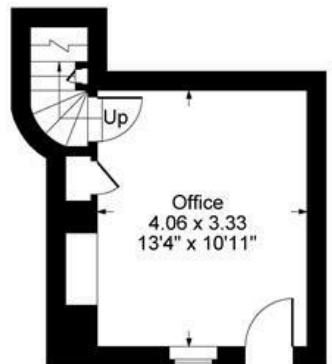


Denotes restricted head height

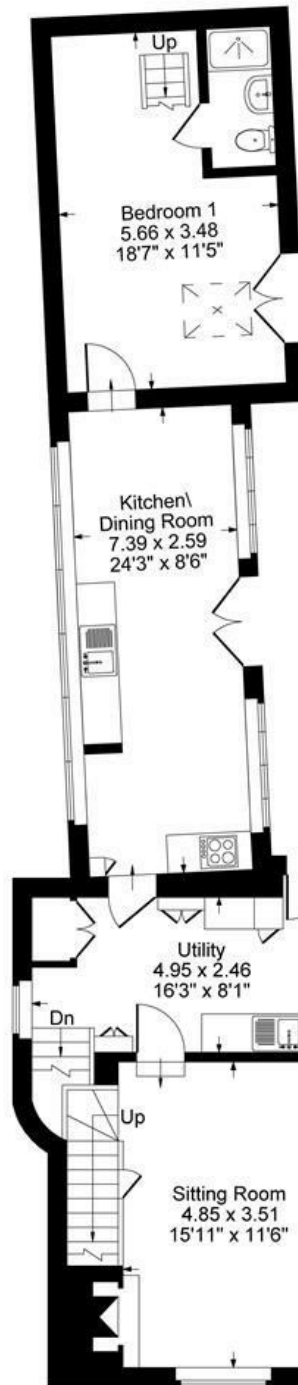
Approximate Gross Internal Area
Lower Ground Floor = 16.88 sq m / 182 sq ft
Ground Floor = 83.79 sq m / 902 sq ft
First Floor = 43.64 sq m / 470 sq ft
Second Floor = 18.65 sq m / 201 sq ft
Outbuilding = 3.62 sq m / 39 sq ft
Total Area = 166.58 sq m / 1794 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.



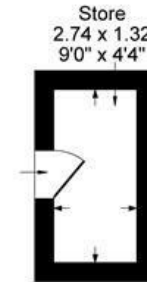
Second Floor



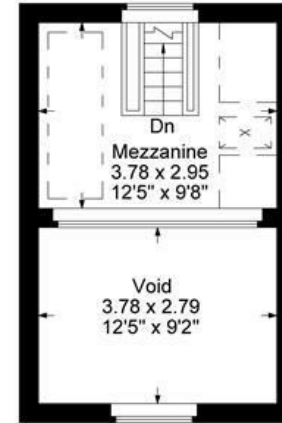
Lower Ground Floor



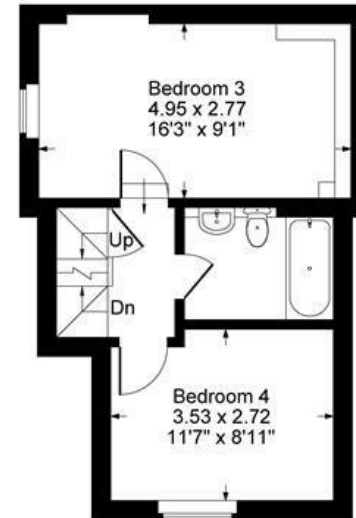
Ground Floor



Outbuilding



First Floor



First Floor

The Property

Charming 17th-Century Family Home with Annex in a Vibrant Cotswold Village.

Set in the heart of a lively Cotswold village, this substantial and characterful four bedroom home beautifully blends period charm with modern living. Dating back to the 17th century, the property showcases an abundance of original features alongside thoughtfully designed contemporary spaces.

The accommodation includes four generously sized bedrooms and three bathrooms, offering flexible living for families or those seeking additional guest space. A standout feature is the self contained ground floor annex, complete with its own bathroom, ideal for guests, or as a potential AirBnB.

At the heart of the home is a spacious eat in kitchen, enhanced by striking floor to ceiling Crittall style doors that open directly onto a newly laid flagstone terrace, creating a seamless connection between indoor and outdoor living. The large, south-facing private garden provides an excellent setting for entertaining or relaxing in the warmer months.

Further ground floor accommodation includes a utility room, a sizeable bathroom with WC, and a hidden snug, perfect as a cosy retreat during winter evenings or a quiet workspace away from the main living areas.

Upstairs, the first floor offers two bright and airy double bedrooms, one of which benefits from extensive built in storage, enough for the most extravagant of shoppers. A further staircase leads to a stunning top floor bedroom set within the eaves, where exposed hand hewn timbers celebrate the home's historic character.

Additional benefits include gas-fired central heating and three off-street parking spaces.

The Location

Located on a quiet, tranquil lane in the heart of Enstone, a large civil parish and cluster of villages in West Oxfordshire, England, known for its history, rural beauty, and Neolithic standing stones and a short drive to Charlbury, with it's direct trains to London running every hour, Post Office, village shop, also a hop skip and a jump from SoHo Farmhouse. The house is also only a short walk across the fields from The Crown in Church Enstone, an award winning pub, with one of the best Sunday lunches in the Cotswolds.







1 Church Street
Charlbury
Oxfordshire
OX7 3PW
Telephone: 01608 811146

10 Market Place
Chipping Norton
Oxfordshire
OX7 5NA
Telephone: 01608 644808