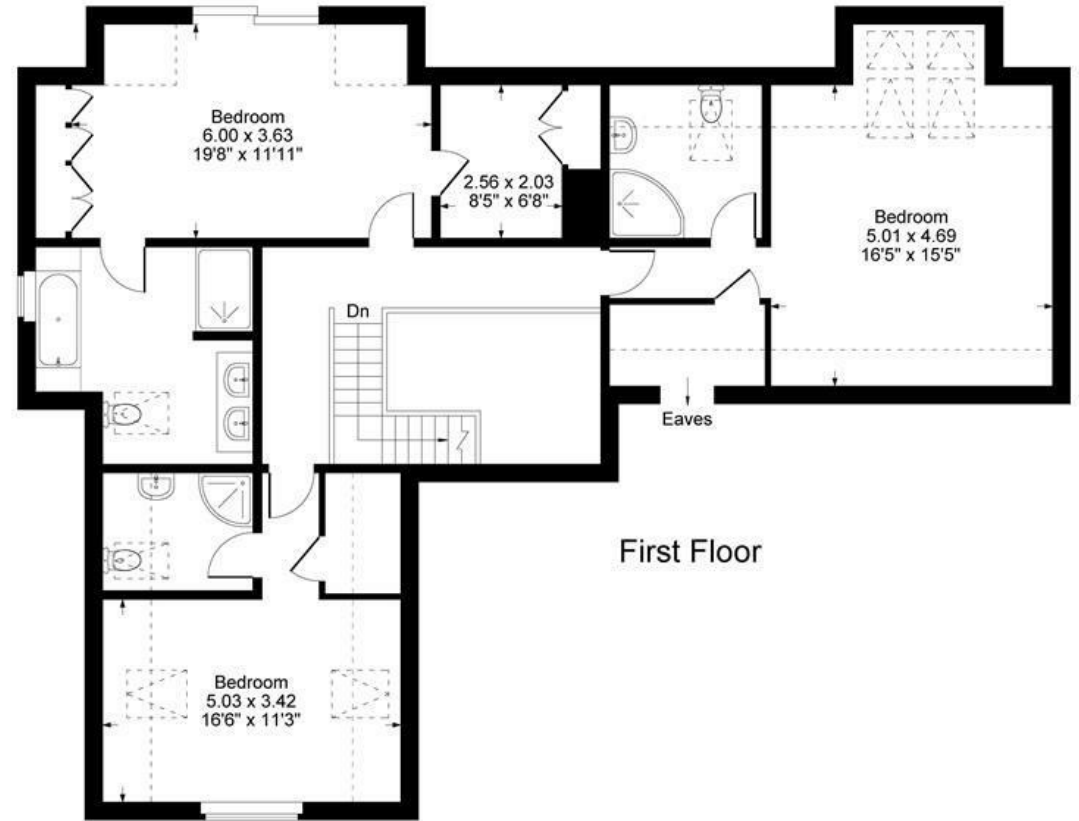
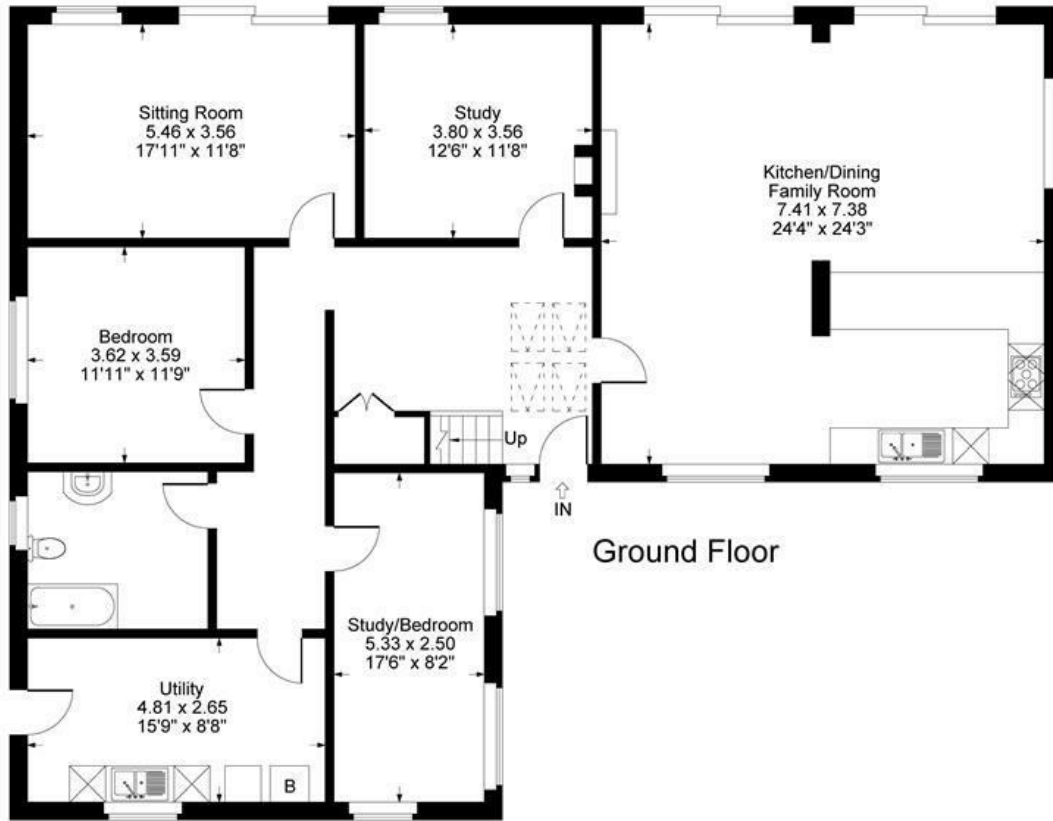




FAIRFAX
— & Co —
ESTATE AGENTS

Church Street, Stonesfield



Approximate Gross Internal Area
Ground Floor = 166.84 sq m / 1796 sq ft
First Floor = 122.58 sq m / 1320 sq ft
Total Area = 289.42 sq m / 3116 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

Tucked away on the edge of the sought-after village of Stonesfield, Ridgeways is a thoughtfully renovated and extended home offering generous living space, outstanding countryside views, and impressive eco credentials. Completed in 2009, the renovation combines quality craftsmanship with sustainability, featuring a ground source heat pump, underfloor heating throughout, and solar hot water panels—ensuring year-round comfort and reduced energy costs.

Positioned on a peaceful no-through road, the property is approached via a gravelled driveway with ample parking. The entrance hall is bright and welcoming, laid with tumbled marble flooring that continues throughout the ground floor. To the right, the heart of the home is an expansive, triple-aspect open-plan kitchen, dining and living space. This room is flooded with natural light and enjoys views across the garden and surrounding countryside. The kitchen is fitted with quality appliances including a NEFF oven, steamer, and plate warmer, a Miele dishwasher, and has space for a fridge freezer. A log-burning stove adds a cosy focal point to the living area, and the dining space benefits from large sliding glass doors opening onto the rear garden.

Just off the hall is a bright study with a full-height window overlooking the garden—an ideal space for working from home. A second reception room offers a TV or family room, with patio doors and an additional window bringing in plenty of natural light. Two ground floor bedrooms are generously sized and well-lit, perfect for guests or flexible living. These are served by a stylish family bathroom with a shower over the bath. The utility room, fitted with a sink and space for laundry appliances, also houses the eco systems and has a side door for convenient access.

The African Iroko staircase makes a striking feature in the entrance hall, leading to a surprisingly spacious first floor with engineered oak flooring throughout. The principal bedroom is a standout space, with excellent ceiling height and a large sliding window that opens to form a Juliet balcony, framing uninterrupted countryside views. It also benefits from a walk-in wardrobe, built-in storage, and a luxurious en-suite bathroom with both bath and shower, and twin basins. The two further upstairs bedrooms are equally generous—both are bright double rooms with impressive ceiling height, each with a walk-in wardrobe and private en-suite shower room. One features VELUX roof balcony windows and overlooks the rear garden, while the other faces the front of the house, offering a peaceful, elevated outlook.

Outside, the rear garden is beautifully landscaped and designed for both entertaining and relaxing. A large patio with pond and water feature leads to covered seating and a BBQ area, a summer house, and there is a decked terrace with steps down to the lawn.

Mature trees, planting, and uninterrupted countryside views create a peaceful, private setting. To the front, the garden includes fruit trees, a timber shed, and lawned areas, with side access to the rear.

Stonesfield is a highly regarded village on the edge of the Cotswolds, offering a thriving community with a shop, pub, primary school, and excellent walking routes. It is well-positioned for access to Charlbury (mainline rail to London Paddington), Woodstock, and Oxford, making it a desirable location for both families and commuters alike.

Situation

Stonesfield is a charming village with a strong community, offering amenities such as a village store, post office, hair salon, and the community-run White Horse Inn. It also has a parish church, a well-regarded preschool and primary school, and a playing field with tennis courts, sports pitches, and a fitness area.

Charlbury and Woodstock are nearby for shopping and dining, with Oxford and Witney easily accessible. Long Hanborough and Charlbury train stations provide services to Oxford and London Paddington, while Junction 9 of the M40 is around 13 miles away.





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

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