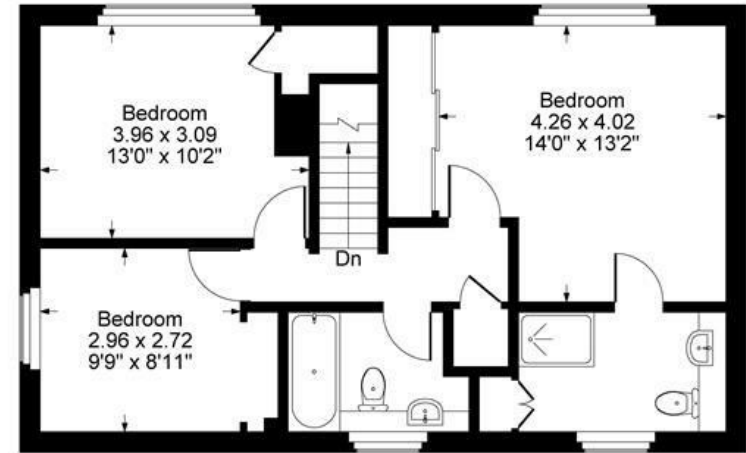


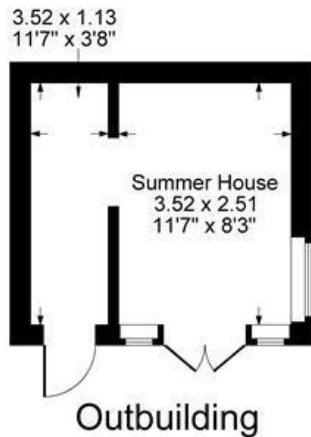


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ESTATE AGENTS

The Spinneys, Enstone



First Floor



Ground Floor



Approximate Gross Internal Area
 Ground Floor = 100.18 sq m / 1078 sq ft
 First Floor = 58.98 sq m / 635 sq ft
 Garage = 30.34 sq m / 327 sq ft
 Outbuilding = 19.43 sq m / 209 sq ft
 Total Area = 208.93 sq m / 2249 sq ft
 Illustration for identification purposes only,
 measurements are approximate, not to scale.

The Property

Positioned on a generous corner plot in the village of Enstone, this three/four-bedroom detached home offers spacious and versatile accommodation, off-street parking, a garage, mature gardens and the rare addition of an outdoor swimming pool. The property has been well maintained over the years and is presented in good condition throughout, while also offering scope for a buyer to modernise and personalise if desired. As you will see from photographs, there is a repair to the kitchen ceiling required. The property is fully electric and benefits from solar panels.

You enter into a tiled entrance hall with a cloakroom with WC. Beyond is the main hallway with an understairs cupboard providing useful storage. The living room is a particularly bright and spacious double aspect room with a large window to one end and patio doors to the other overlooking the swimming pool and garden. A decorative fireplace provides a focal point to the room.

The kitchen/dining room is another generous space with tiled flooring throughout and plenty of room for a large dining table, making it ideal for family living and entertaining. The kitchen is fitted with an electric cooker and offers space for a dishwasher and fridge. Patio doors lead directly out onto the large terrace and garden beyond. Off the kitchen is a useful utility area with sink, space for a washing machine and tumble dryer, and a door leading to the side of the property.

To the rear of the house is a further highly versatile room, currently arranged as a bedroom suite with an ensuite shower room, though equally suited as an additional reception room, home office or playroom. This room also benefits from an internal door into the garage.

Upstairs, the principal bedroom is a spacious double room with built-in wardrobes and an ensuite shower room. There are two further good-sized double bedrooms served by a family bathroom fitted with a shower over the bath.

Outside, the property enjoys a particularly attractive and private garden with areas of lawn, a large patio terrace and mature trees and planted borders. The outdoor swimming pool creates an excellent entertaining space during the warmer months, while a summer house with power and lighting offers further flexibility. There is also a separate pump room providing additional storage. To the front of the property is off-street parking and access to the garage.

Situation

Enstone, set in the scenic north Oxfordshire countryside, offers a village shop, post office, pub, and primary school. Nearby Chipping Norton and Woodstock provide more amenities, while Banbury and Oxford offer extensive shopping and leisure. Soho Farmhouse is just 5 miles away, and Daylesford Organic Farm Shop is 10 miles away. Mainline trains from Charlbury (4 miles) reach London Paddington in about 70 minutes,

with other services from Banbury and Oxford Parkway. A bus service connects Enstone to Oxford and Chipping Norton. Local schools include Enstone Primary, Chipping Norton School, and several independent options.





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

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