

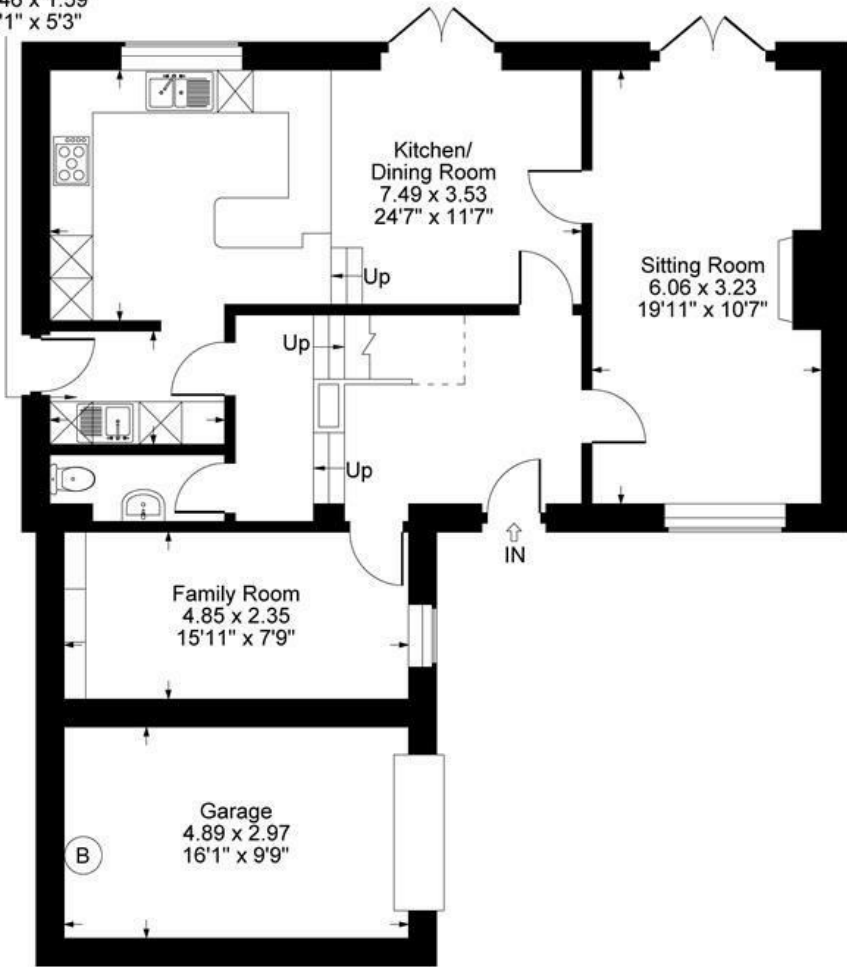


**FAIRFAX**  
— & Co —  
ESTATE AGENTS

Well Hill, Finstock

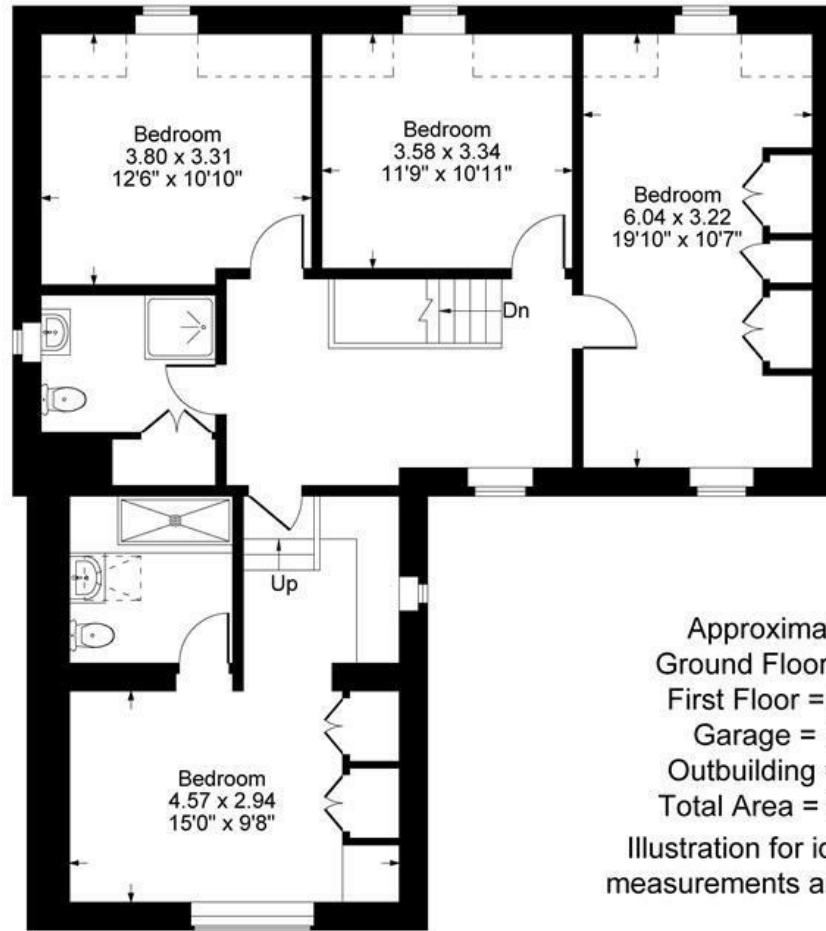


Utility  
2.46 x 1.59  
8'1" x 5'3"

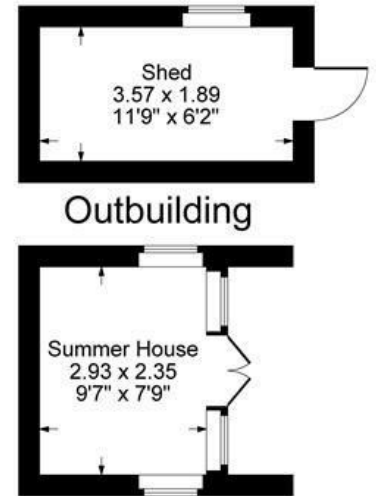


Garage

Ground Floor



First Floor



Approximate Gross Internal Area  
 Ground Floor = 80.62 sq m / 868 sq ft  
 First Floor = 94.67 sq m / 1019 sq ft  
 Garage = 14.40 sq m / 155 sq ft  
 Outbuilding = 13.63 sq m / 147 sq ft  
 Total Area = 203.32 sq m / 2189 sq ft  
 Illustration for identification purposes only,  
 measurements are approximate, not to scale.

## **The Property**

Stonebow House is an attractive detached Cotswold stone property positioned in a wonderful setting within the highly regarded village of Finstock. Offering spacious and well-balanced accommodation throughout, the property combines practical family living with light-filled interiors and beautifully arranged gardens.

The property opens into a spacious and welcoming entrance hall which immediately creates an excellent first impression. To the right is the double aspect living room, a particularly bright reception space centred around a log burning stove, with patio doors opening onto the rear garden. The room flows naturally into the dining area which also enjoys doors out to the patio, creating an ideal space for both entertaining and everyday family living.

Steps rise to the well-equipped kitchen which offers a range of fitted storage alongside integrated appliances including a double Neff oven, induction hob, dishwasher and fridge.

The adjoining utility room provides further practicality with a sink, space for a washing machine and freezer, overhead cupboards and a door leading to the side of the property.

A large and versatile study completes the ground floor accommodation.

On the first floor are four spacious bedrooms, with the principal bedroom being a particular feature of the home, benefitting from a dressing area and ensuite bathroom. A separate shower room serves the remaining bedrooms.

Outside, the gardens are a real highlight of the property. To the rear is a large patio terrace with ample space for outdoor dining and entertaining, leading down to an attractive lawned garden. There is also a spring-fed pond and a garden shed. Steps rise to a further lawned area where a summer house enjoys an elevated position overlooking the garden.

To the front of the property is gated off-street parking together with access to the single garage with electric up and over door.

Stonebow House enjoys an excellent position within the popular village of Finstock, well placed for access to the surrounding Oxfordshire countryside and nearby market towns.

## **Situation**

Finstock is a lovely Cotswold village, ideally placed in the heart of the Cotswolds, between Burford (9 miles) and Chipping Norton (9 miles). It has a highly regarded Primary School, a popular village pub (The Plough) and great countryside walks and bridleways all on your doorstep. The Market Town of Witney with supermarkets, shops, restaurants and cafés, is just 5 miles away. Charlbury Station (London Paddington 70 mins) is just 4 miles, Burford 9 miles, Woodstock 9 miles, Chipping Norton 9 miles, Estelle Manor 4 miles, Soho Farmhouse 11 miles, Daylesford Organic Farm Shop 12 miles, Oxford Parkway (London Marylebone 60 mins) 14 miles.









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