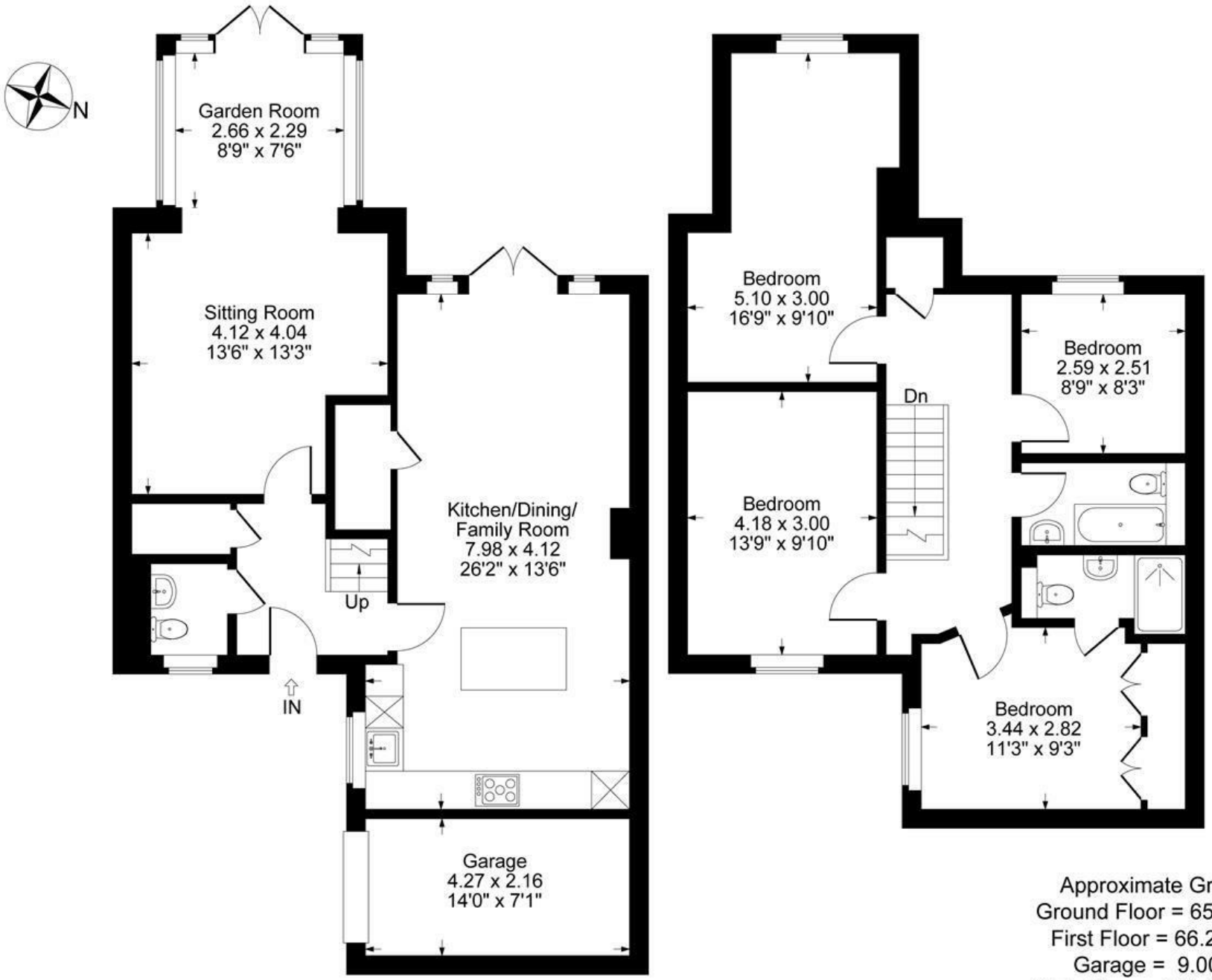

FAIRFAX
& Co
ESTATE AGENTS
Crossways Court, Enstone



Ground Floor

First Floor

Approximate Gross Internal Area
Ground Floor = 65.89 sq m / 709 sq ft
First Floor = 66.29 sq m / 714 sq ft
Garage = 9.00 sq m / 97 sq ft
Total Area = 141.18 sq m / 1520 sq ft
Illustration for identification purposes only,
measurements are approximate, not to scale.

The Property

A spacious four-bedroom house tucked away in the corner of a cul-de-sac in the popular village of Enstone, with a substantial two-storey extension creating excellent living space throughout.

The property opens into an entrance hall with a cloakroom, useful storage cupboard with hanging space and stairs rising to the first floor. The spacious and light living room has been extended as part of the two-storey addition and features a Karndean floor, electric fireplace and double patio doors opening onto the garden.

The open-plan kitchen, dining and living space forms the hub of the home and provides a particularly sociable and versatile area. The kitchen is fitted with an integrated fridge freezer, dishwasher and washing machine, double oven and five-ring electric hob, together with an island incorporating a breakfast bar and useful storage. There is ample space for a large dining table and chairs, as well as a further sitting area with space for a sofa and television. Double doors open directly onto the rear patio.

Upstairs are four good-sized bedrooms, with the principal bedroom benefiting from built-in wardrobes and an en-suite shower room. There is also a separate family bathroom.

To the rear, the garden has a large patio area ideal for outdoor dining, leading onto a lawn with a garden shed and side access to the front. There is off-street parking for two cars and access to a single garage.

A well-proportioned family home offering generous accommodation and excellent living space in a quiet position within this popular village.

Viewing recommended.

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.

















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