



Handsome period house with south facing gardens

Enstone, Oxfordshire



Delightful family home • Extensively and sympathetically improved • Versatile living • Good communication links to Oxford, London and all the Cotswolds has to offer

Local information

The popular West Oxfordshire village of Enstone provides a village shop, public house and primary school, with adjacent Church Enstone providing another public house and Church of St Kenelm. Chipping Norton and Woodstock provide further amenities including a range of public houses, shops, farmers markets and post offices. Banbury and Oxford offer more extensive shopping, leisure and cultural facilities. Just outside the village is Heythrop Park with its competition golf course, spa, gym and swimming pool.

Sought after private members club Soho Farmhouse in Great Tew is just 4.5 miles away and the highly regarded Daylesford Organic Farm Shop located in Kingham is 10 miles away.

The town of Charlbury is less than 4 miles away and provides a useful mainline rail link into London Paddington via Oxford (70 mins approx.) Other excellent rail links can be found from Banbury to London Marylebone (56 mins approx.) and also Oxford Parkway to London Marylebone (60 mins approx.) The M40 provides a good link to both the North and the South. The A44 provides access to Oxford and there is also a regular bus service from the village to Oxford and Chipping Norton. There is an extensive range of well regarded local schooling including Enstone Primary School, Great Tew Primary

School, Chipping Norton School, Kitebrook, Dormer House, Bloxham School, Tudor Hall and Sibford School, as well as the Oxford schools: The Dragon, Summerfields, Headington, Oxford High, St. Edwards and Magdalen College School.

Recreational activities in the area include Hunting with the Heythrop and Warwickshire; polo at Kirtlington and Cirencester; Lyneham Heath Equestrian Centre and livery with its renowned cross country course; racing at Stratford, Warwick and Cheltenham; numerous golf clubs including Heythrop, Chipping Norton, Burford and Tadmorton Heath; Blenheim Palace at Woodstock; and theatres in Chipping Norton, Oxford and Stratford upon Avon.

MILEAGES

Approximate distances and times: Chipping Norton 4.4 miles, Woodstock 7 miles, Banbury 12 miles, Oxford 15 miles, London 68 miles, M40 J9 15 miles, Soho Farmhouse 4.5 miles. Train services from Charlbury (3.6 miles) to London Paddington from 70 minutes, Banbury (12.5 miles) to London Marylebone from 56 minutes and Oxford Parkway (13 miles) to London Marylebone from 60 minutes.



About this property

Formally an old smithy with three cottages, Yew Tree Cottage is now a spacious and well-presented detached home with wonderful gardens, within striking distance of Soho Farmhouse and the Cotswold countryside. The period house is of Cotswold stone construction under a Stonesfield slate roof.

The generous ground floor accommodation includes an impressive dining room with vaulted ceiling and feature fireplace. The south facing sitting room also benefits from a feature fireplace and doors opening into the garden. The kitchen / breakfast room includes a large island unit, 4 door Aga and seating area with window seat in the bay window. There is also a spacious family room, study, utility room with walk-in pantry, WC and wet room. Part of the ground floor could work well as an annex, with its own entrance. In addition there is potential to extend the property, subject to necessary consents.

The first floor comprises a very generous master bedroom with fitted wardrobes and an en suite bathroom, a double bedroom with fitted wardrobes and bathroom. On the second floor are two double bedrooms, one with fitted cupboards, and a shower room. All of the bedrooms are south facing with views over the garden.

The property benefits from a generous and attractive enclosed south facing garden with original well, tall dry stone walls, well stocked beds and borders and mature trees. It is a wonderful space for children and entertaining alike.

There is also a potting shed, double garage and ample gated parking.

This delightful family home has been extensively and sympathetically improved by the current owners and provides a great opportunity for versatile living with good communication links to Oxford, London and all the Cotswolds has to offer.

DIRECTIONS (OX7 4NH)

From Oxford take the A44 north towards Chipping Norton. Continue through Woodstock and along the A44 until the village of Enstone. Follow the A44 through the village and turn right just as leaving the village onto B4030, Bicester Road. The property is located on the right behind a stone wall.

From Banbury take the A361 south towards Chipping Norton. Continue through the villages of Bloxham and South Newington. Continue along the A361 and take the second road onto the left B4022 and continue until you get to the crossroads with the B4030, Bicester Road. Turn right onto the B4030, drive through Church Enstone and into Enstone. The property is located on the left behind a stone wall.

SERVICES

Mains water, electricity and drainage are connected to the property. Oil fired central heating.

COUNCIL TAX BAND : G

Local Authority

West Oxfordshire District Council

Viewing

Strictly by appointment with Savills





Enstone, Oxfordshire
Gross internal area (approx) 3,014 sq ft
Outbuildings 323 sq ft
Total 3,337 sq ft

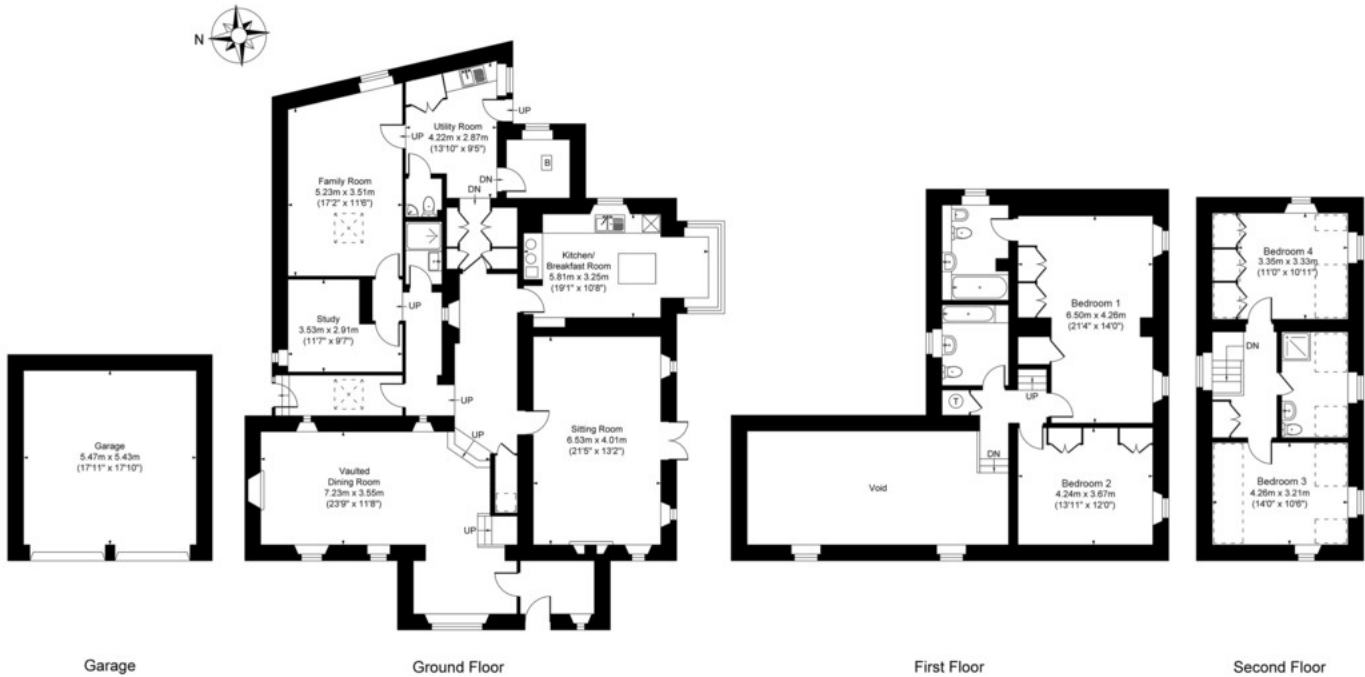


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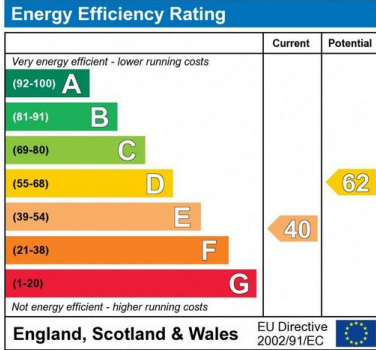
savills.co.uk

Catherine Scandrett
Savills Banbury
01295 228000
banbury@savills.com

Yew Tree Cottage, Bicester Road, Enstone OX7 4NH
Main House Approx. Gross Internal Area:- 280.00 sq.m. 3014.00 sq.ft.
Garage Approx. Gross Area:- 30.00 sq.m. 323.00 sq.ft.
Total Approx. Gross Area:- 310.00 sq.m. 3337.00 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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