



The Old Bakehouse Enstone, Oxfordshire

STRUTT & PARKER

The Old Bakehouse

Enstone, Oxfordshire
OX7 4NQ

A spacious family house
set well within its garden
in a popular North
Oxfordshire village

Chipping Norton 4 miles, Charlbury Station
4 miles, (London Paddington 75minutes),
Oxford 15 miles

Entrance hall | 4 Reception rooms | Kitchen/
breakfast room Conservatory | Utility room
Cloakroom | Master suite | 4 Further
bedrooms (1 en suite) | Family bathroom

Double garage | Garden

The property

The Old Bakehouse is a spacious and well-designed family house built in the late 1980s sitting centrally within its plot. The accommodation is well presented with high ceilings giving the feeling of light and space throughout.

The property is entered through an entrance hall which leads to a galleried inner hallway, off which are the principal reception rooms, the staircase to the first floor and a cloakroom. The reception rooms consist of the impressive drawing room with gas fireplace and French doors leading to the garden and doors to the dining room; a sitting room, study and the kitchen/breakfast room. The kitchen is well fitted and spacious with corian work surfaces with floor and wall mounted storage units, AGA, and a range of integrated appliances including a gas hob. Adjacent is the conservatory which opens onto the terrace and links through to the sitting room. Another door off the kitchen leads to the utility room with sink, floor and wall mounted units and doors leading to the double garage and garden.





Stairs lead from the inner hall to the first floor galleried landing, off which are the 4 bedrooms and 2 bathrooms (1 en suite). At the end of the landing is the master suite with delightful rural views, ample storage, dressing room and en suite bathroom.

Location

The Old Bakehouse is located in the village of Enstone with easy access to the A44. Enstone has a primary School, general store and two public houses and is within easy reach of Woodstock, Banbury and the Cotswold towns of Chipping Norton, Stow on the Wold and Moreton in Marsh. For more extensive facilities Oxford is just 15 miles to the south together with its fine collection of schools, universities, museums, theatres, restaurants and shops.

Outside

The Old Bakehouse is accessed through a 5 bar gate onto a short drive that leads to the front door and the double garage. The property sits in approximately 0.6 acres and has a front and rear garden with well planted beds, specimen trees, a small water feature, a rose and clematis clad pergola and a south facing terrace accessed from the drawing room, conservatory and utility room. The property is surrounded by a thick hedge providing privacy.

General

Local Authority: West Oxon District Council
Tel: 01993 770011

Council Tax Band: G

Amount payable 2012/2013: £2373.10

Services: Mains water, electricity and drainage. Oil fired central heating and bottled gas for the sitting room fire and gas hob in the kitchen.

Rights of way, wayleaves and easements:

The sale is subject to all rights of support, public and private rights of way, water light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.





Directions

From Chipping Norton head out on the A44 until you reach Enstone. Take the first left hand turning into the village signposted to Bicester and continue along this road for approximately 200 metres and take the right turn opposite the entrance to Heythrop Park. The Old Bakehouse is the first property on your left and will be identified by a Strutt & Parker For Sale board.

Oxford

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including 10 offices in Central London

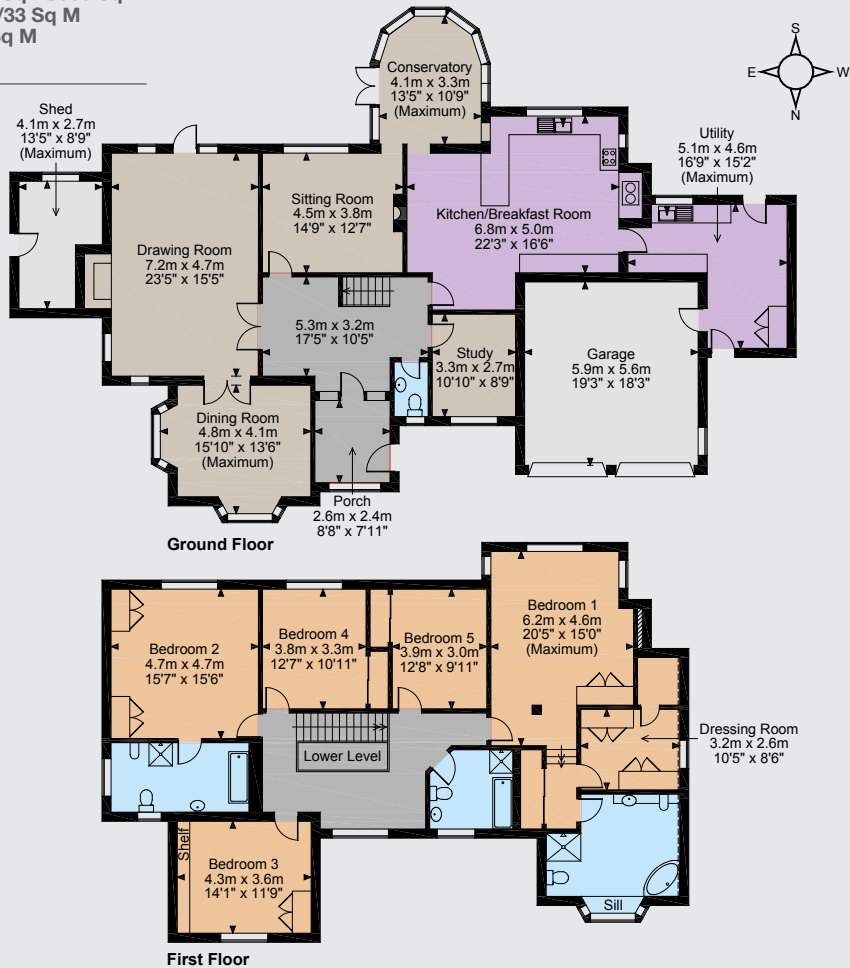
Floorplans

Main House gross internal area = 3645 Sq Ft/339 Sq M

Garage gross internal area = 352 Sq Ft/33 Sq M

Shed gross internal area = 99 Sq Ft/9 Sq M

For identification purposes only.



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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