



Quills, Duns Tew, Oxfordshire

Quills Duns Tew Bicester OX25 6JS

A beautifully presented family home at the heart of a highly desirable village

Deddington 3 miles, Heyford train station 3.7 miles (London Paddington 1 hour 24 minutes), Banbury 9.0 miles, Bicester 10.2 miles, M40 (Junction 11) 10.9 miles

Reception hall | Sitting room | Office | Open plan kitchen/breakfast/family room | Utility room
Cloakroom | Master bedroom with en suite shower room | 3 Further bedrooms | Dressing room/bedroom 5 | Family bathroom | Attic space | Garage with workshop | Garden | EPC rating E

The property

Quills is a contemporary stone-built property offering flexible accommodation arranged over three floors and is presented to a high standard with quality fixtures and fittings throughout. The ground floor accommodation comprises a welcoming reception hall, generous sitting room with fireplace, a well-proportioned office with wooden flooring and access to the rear garden and an extensive open plan kitchen/breakfast/family room with limestone-paved flooring and a neighbouring fitted utility room with access to the side aspect. The kitchen/breakfast room provides a range of contemporary wall and floor units with a large central island with breakfast bar, quartz worktops, modern integrated appliances including a wine fridge, space for a table, a large sky lantern and bi-fold doors to the rear terrace, both admitting a wealth of natural light.

On the first floor the property offers a spacious master bedroom with built-in wardrobes and contemporary en suite shower room, an additional well-proportioned bedroom and a family bathroom together with one further

room, suitable for use as an additional bedroom if required. The property's two remaining bedrooms can be found on the second floor, both benefitting from vaulted ceilings and Velux glazing and one giving access to a large attic space.

Outside

The property is approached over a driveway providing private off-road parking bordered by an area of level lawn and screened by mature hedging. A separate five-bar gate to the rear gives access to the detached timber-framed garage with adjoining workshop with access to the rear garden. To the rear, the well-maintained garden is laid mainly to level lawn with well-stocked flowerbeds and mature shrubs and trees and benefits from a large paved terrace and further paved seating areas, all ideal for outdoor entertaining.

Location

Lying between Banbury and Oxford, Duns Tew is an attractive village with a parish church, village hall and 17th century coaching Inn, now a friendly local country pub and restaurant. The nearby market village of Deddington offers an excellent range of day-to-day amenities including local shopping and a popular primary school. Banbury provides extensive shopping and commercial facilities together with leisure amenities including competitive tennis, football, cricket and bowling clubs.





Communication links are excellent with railway stations at Heyford and Banbury town centre, the latter providing trains to London Marylebone and Birmingham New Street in about 50 minutes and 40 minutes respectively. The property enjoys easy access to the M40 motorway at Junction 11 with Birmingham airport some 49 miles away.

The property is well located for state schools including Dr. Radcliffe's C of E Primary School, Deddington C of E Primary School and Heyford Park Free School together with a good selection of independent schools including Bloxham, Tudor Hall, St. John's Priory, Bruern Abbey, Sibford and Carrus.

Directions

From Strutt & Parker's Banbury office, turn right onto Horse Fair (A361) and continue onto Oxford Road. Continue onto Banbury Road (A4260) and stay on this road for 5.7 miles. Turn right onto North Aston Road then continue onto Main Street. After 0.2 mile turn left, then turn right. Quills can be found ahead.

General

Local Authority: Chewell District Council

Services: Mains water, electricity and drainage, oil fired central heating

Council Tax: F

Guide Price: £995,000

Banbury

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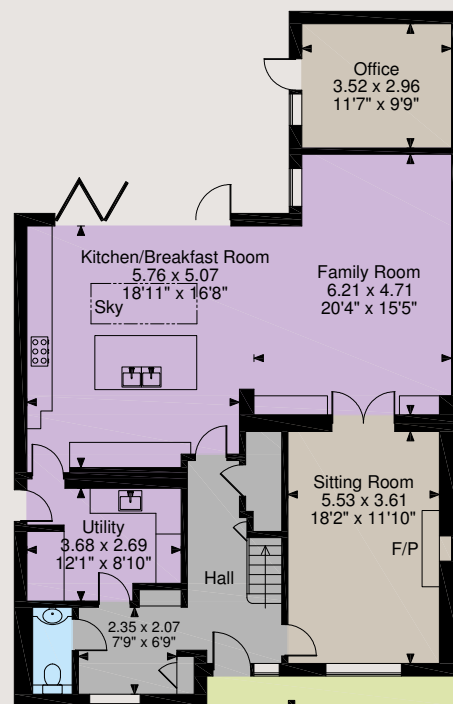
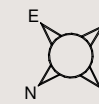


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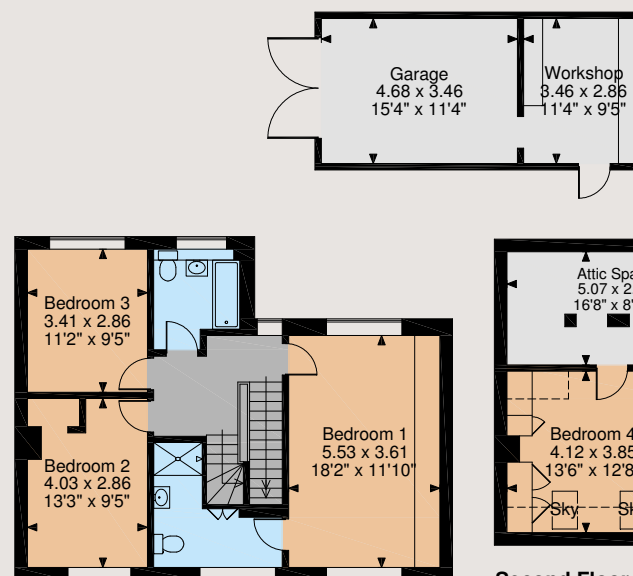
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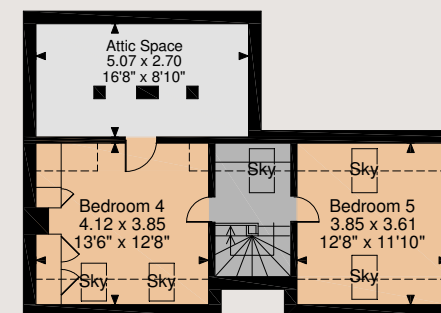
Main House internal area 2,367 sq ft (220 sq m)
Garage and workshop internal area 286 sq ft (27 sq m)



Ground Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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