



Burley House, Enstone Road, Little Tew

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Burley House, Enstone Road, Little Tew, Chipping Norton, OX7 4HZ

An impressive, detached home with up to five bedrooms, set in a peaceful village position, with a southerly rear aspect overlooking open fields

Chipping Norton 5.2 miles, M40 (Jct 10) 11.4 miles, Bicester 14 miles, Oxford city centre 17 miles, Birmingham Airport 50 miles

Sitting room | Dining room | Kitchen | Utility
Ground floor shower room | Principal bedroom with en suite | 3 Further bedrooms | Study
Shower room | WC | Double garage | Garden
EPC rating D

The property

Burley House is a light and airy detached family home, that offers almost 2,000 sq. ft of comfortable, flexible accommodation across three floors. The main reception room is the 21ft sitting room with its wooden flooring and triple aspect, including two sets of sliding glass doors opening onto the rear garden. There is also a recessed woodburning stove and steps connecting to the dining room with its French doors opening onto the garden. The well-equipped kitchen has fitted units to base and wall level, integrated appliances and space for a breakfast table, while the adjoining utility room has space for further appliances and storage. Finally, a ground floor shower room completes the downstairs accommodation.

The galleried first floor landing leads to three double bedrooms and a study. Two of the bedrooms, including the principal bedroom, have built-in storage, with the principal bedroom also featuring an en suite shower room.

The first floor has a family shower room and a separate WC, while further up on the second floor there is an additional double bedroom. Burley House also benefits from Gigaclear broadband connection.

Outside

The garden at the rear is south-facing and features paved terracing, a greenhouse, an area of lawn, border beds and various mature trees with views to the open rolling fields beyond.

Location

The property is in the idyllic Cotswolds village and conservation area of Little Tew. Situated between Banbury and Chipping Norton, the village is a small community with plenty of character properties, dating from the 17th century, hued out of the unmistakeable Hornton stone and surrounded by unspoilt rolling countryside. The village has a parish church, while neighbouring Great Tew has a popular pub – The Falkland Arms, a village shop with a café and an outstanding rated primary school. For further amenities, the bustling town of Chipping Norton renowned for its independent shops, cafes, theatre and cinema, as well as Banbury, both of which are five and nine miles away respectively.

There is a good choice of schooling in the area, with the Bloxham and Tudor Hall independent schools nearby, as well as various strong state schools. The area is well connected for transport, with the M40 11 miles away and a mainline station at Charlbury (1 hour 20 minutes to London Paddington) as well as Banbury train station which has connections to cross country trains running north and south. Soho Farmhouse members club at Great Tew has added to the appeal of the area, complementing the near-by Daylesford Organic Farm Shop.





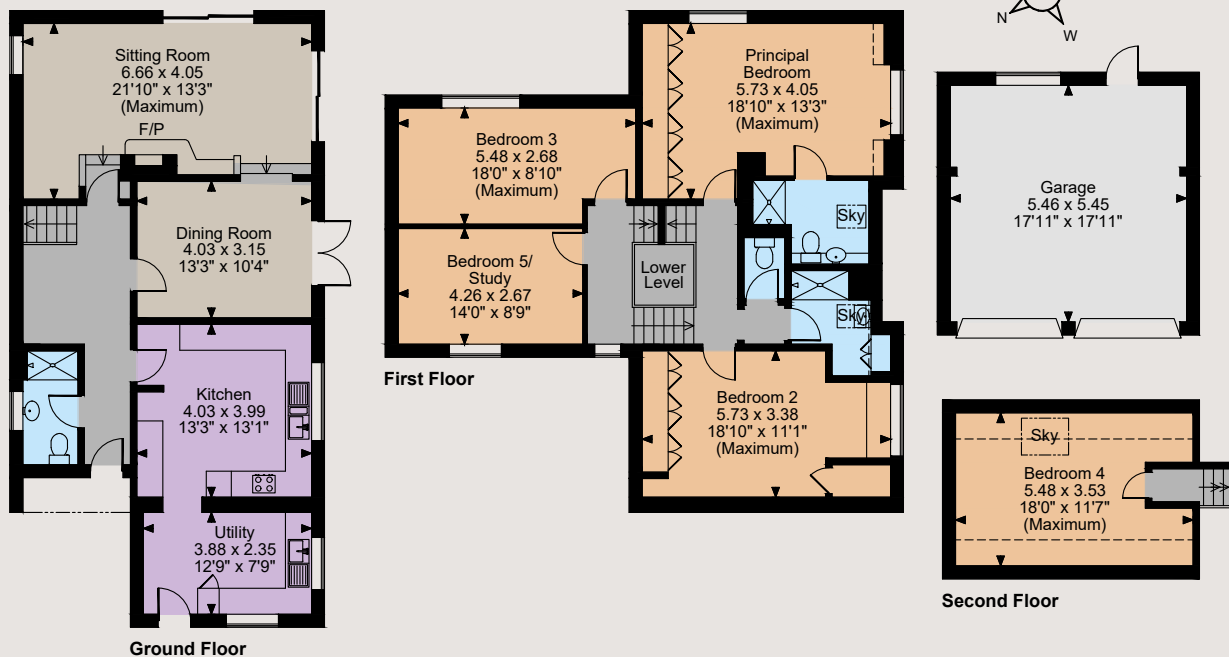
Floorplans

House internal area 1989 sq ft (185 sq m)

Garage internal area 320 sq ft (30 sq m)

Total internal area 2309 sq ft (215 sq m)

For identification purposes only.



Directions

From Oxford, take the A44 north towards Evesham, Woodstock and Yarnton. Arriving in Enstone, turn right onto the B4022/Tew Road, turn right onto the B4030 and then left immediately back onto the B4022. Continue for a further 2 miles, then turn left and head into Little Tew. Turn left onto Enstone Road, and then take the next entrance on your left. The property is straight ahead at the end of the cul-de-sac.

General

Local Authority: West Oxfordshire District Council

Services: Mains electricity, water, private drainage, oil fired central heating.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,100,000

Oxford

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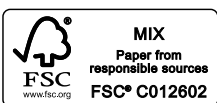
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