

Stone Quarry House Station Road, Enslow, OX5 3AX Guide Price £735,000 Freehold

THOMAS MERRIFIELD







The Property

Situated in Enslow, on the outskirts of Kirtlington and Bletchingdon is a beautifully presented and renovated 4 bedroom semi detached home.

The ground floor accommodation comprises entrance hall, a stunning bathroom with separate shower, Living and dining room separated by an open fire, refitted kitchen/breakfast room with views to the front and side overlooking the garden. On the first floor there are 4 good sized bedrooms and a refitted shower room.

Gardens to the front and side of the property and driveway parking for a number of vehicles.

Additional information to note:

- Mains water, and electric. Oil fired central heating.
- Drainage is via Septic Tank.
- OFCOM checker indicates that standard and ultrafast broadband is available at the property.
- OFCOM checker indicates that coverage with EE is good indoor /outdoor, Three, O2 & Vodafone are good outdoor only.
- Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

EPC Rating: E
Council Tax Band: E





- · Semi detached cottage
- 4 Bedrooms
- Kitchen/breakfast room
- Living room
- Dining room
- Bathroom
- Shower room
- Garden
- Driveway parking
- · Beautifully presented

The Location

Enslow is a hamlet on the banks of both the River Cherwell and the Oxford Canal in Bletchingdon civil parish,
Oxfordshire. The medieval main road linking London with
Chipping Norton and Worcester crosses the Cherwell at
Enslow. Enslow is situated within easy reach of Kirtlington and Bletchingdon and only a short distance from the Oxford
Parkway in Kidlington and railway station in Tackley offering links to London Marylebone and London Paddington.

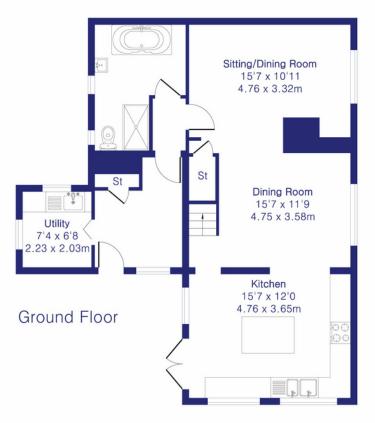


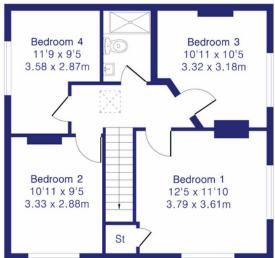


Approximate Gross Internal Area 1410 sq ft - 131 sq m

Ground Floor Area 829 sq ft - 77 sq m First Floor Area 581 sq ft - 54 sq m







First Floor





Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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- 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2. Any areas, measurements or distances are approximate.

 The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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