

ENSTONE ROAD
WESTCOTE BARTON
OXFORDSHIRE

Laburnum cottage and The old cottage

Enstone Road, Westcote Barton, OX7 7AB

A four-bedroom detached family home built in 2018, sat in a wonderful position with field views to the front and rear. The home also benefits from a one-bedroom cottage next door, off-street parking and the main house being a 'B' energy rated home with solar panels and air source heat pump heating.

This architecturally designed property was built with the current owners in mind and included high ceilings and door frames throughout. From the front door you have an entrance hall leading to the dual aspect living room with patio doors into the glass conservatory overlooking the gardens and a wood burning stove with bespoke Derbyshire stone fireplace. The dual aspect, custom-built farmhouse kitchen/dining room has bi-fold doors onto the patio, utility room/boot room and a downstairs shower room. The first floor has four bedrooms with the master bedroom benefiting from an en-suite bathroom, floor to ceiling windows and juliet balcony overlooking the open farmland and then a family bathroom.

The one-bedroom cottage next door is open plan downstairs with a kitchen area and then a shower room. Stairs then lead to a double bedroom with windows to the front and side.

Guide Price: £1,000,000

 4/5

 2/3

 3/4



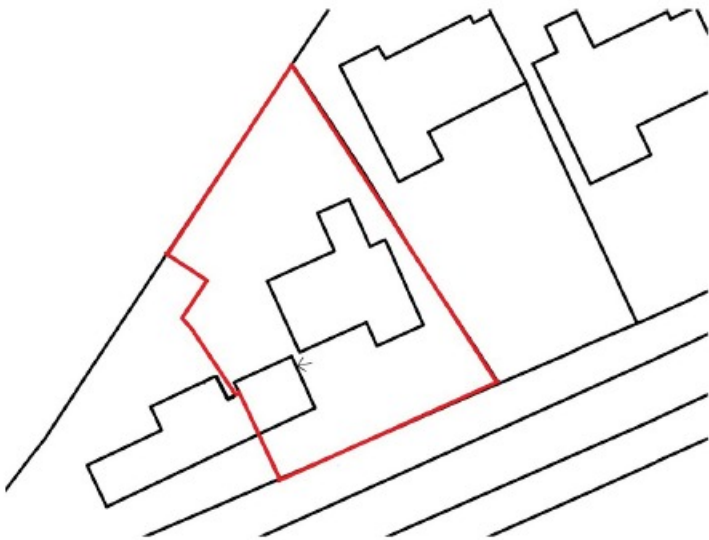
enclosed tiered garden







GROSS INTERNAL AREA
FLOOR 1: 1178 sq.ft, FLOOR 2: 982 sq.ft
TOTAL: 2160 sq.ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band F and C

Parking
Off street parking in front

Local Authority
West Oxfordshire District Council

Laburnum Cottage
Enstone Road
Westcote Barton
CHIPPING NORTON
OX7 7AB

Energy rating
B

Valid until
7 January 2029

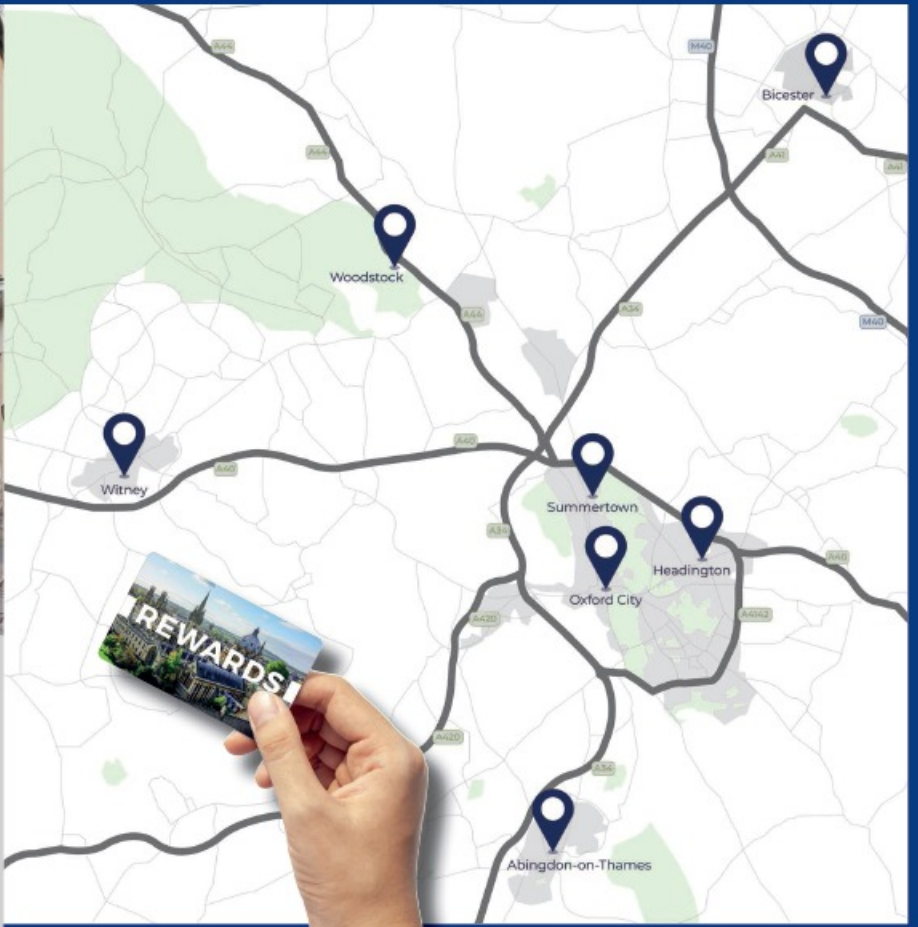
Certificate number
8600-4588-5839-3406-7913

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“External Description”

The split-level gardens wrap around the main house and include a paved area off the back of the house with a beautiful dry-stone wall and paved stairs leading up to the lawned garden with a number of shrubs and trees surrounding and a raised decked area with pergola at the back of the garden overlooking the fields. There is a paved garden behind the one-bedroom cottage but is currently integrated into the main houses land. The front gardens are mainly lawned with three off street parking spaces in front of the house and the annex.





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