

established 200 years

Tayler & Fletcher



Litchfield Close, Enstone

Chipping Norton 4 miles Banbury 12 miles Oxford 17 miles Charlbury Rail Station 3 miles (All distances are approximate)

6 Litchfield Close Enstone Oxfordshire OX7 4LB

**SUBSTANTIAL LINK DETACHED FAMILY HOUSE
WITH DECEPTIVELY SPACIOUS AND FLEXIBLE
ACCOMMODATION. ONLINE VIEWING AVAILABLE
ON REQUEST.**

- Link detached house
- Spacious accommodation
- Two reception rooms
- Large dining kitchen
- Utility & Cloakroom
- Four double bedrooms
- Ensuite to master
- Separate shower room
- Double garage & parking
- Well stocked gardens

Offers in excess of £530,000

VIEWING Strictly by prior appointment
through

Taylor & Fletcher

Tel: 01608 644 344

LOCATION

Enstone is a charming residential village situated approximately 4 miles South East of the market town of Chipping Norton approximately 12 miles from Banbury and 17 miles from Oxford with a regular bus service, having a small General Stores and Post Office, a well regarded Primary School, a Public House nearby in Church Enstone and a Garage and Filling Station this little village has a lot to offer. Chipping Norton provides shopping facilities for every day needs together with recreational and leisure facilities. Banbury and Oxford also provide links to the M40 and there are main line trains to London available from Charlbury Station, about 3 miles to the South and Oxford Parkway, Kidlington approx 20 mins. (All distances are approximate). Soho Farmhouse is also close by.

DESCRIPTION

Link detached family house having been previously extended now offers substantial and deceptively spacious and flexible accommodation. The property is double glazed and centrally heated throughout and has the benefit of an open fire in the sitting room.



ACCOMMODATION

Ground floor accommodation comprises covered entrance area with door to garage and door to entrance hall with stairs rising to first floor. Spacious double door coat and boot cupboard, doors off to cloakroom, study and reception room with feature working fireplace and solid wood flooring, further double doors to further reception room with tiled floor and double doors to garden. Large open plan dining kitchen with wood flooring and double doors to rear garden, the kitchen area is fully fitted and includes oven, hob and extractor over, opening to fully fitted utility.

On the first floor is a galleried landing with doors off to the master bedroom and recently re-furnished en suite shower room, there is a family shower room and three further double bedrooms and a study area.



To the front of the property is parking for 2 cars leading to the double garage with up and over doors to front, power and light.



Immediately adjacent to the rear of the property is a paved patio area. The rear garden is well stocked with plants, shrubs and trees, there is a productive vegetable area also. Side pedestrian gate giving access to front.



SERVICES

Mains water, electricity and drainage are connected. Oil fired central heating.



LOCAL AUTHORITY

West Oxfordshire District Council
Woodgreen
Witney
Oxfordshire
OX28 6NB
Tel: (01993) 861000



COUNCIL TAX

Band F. Rates payable for 2020/2021 £2798.

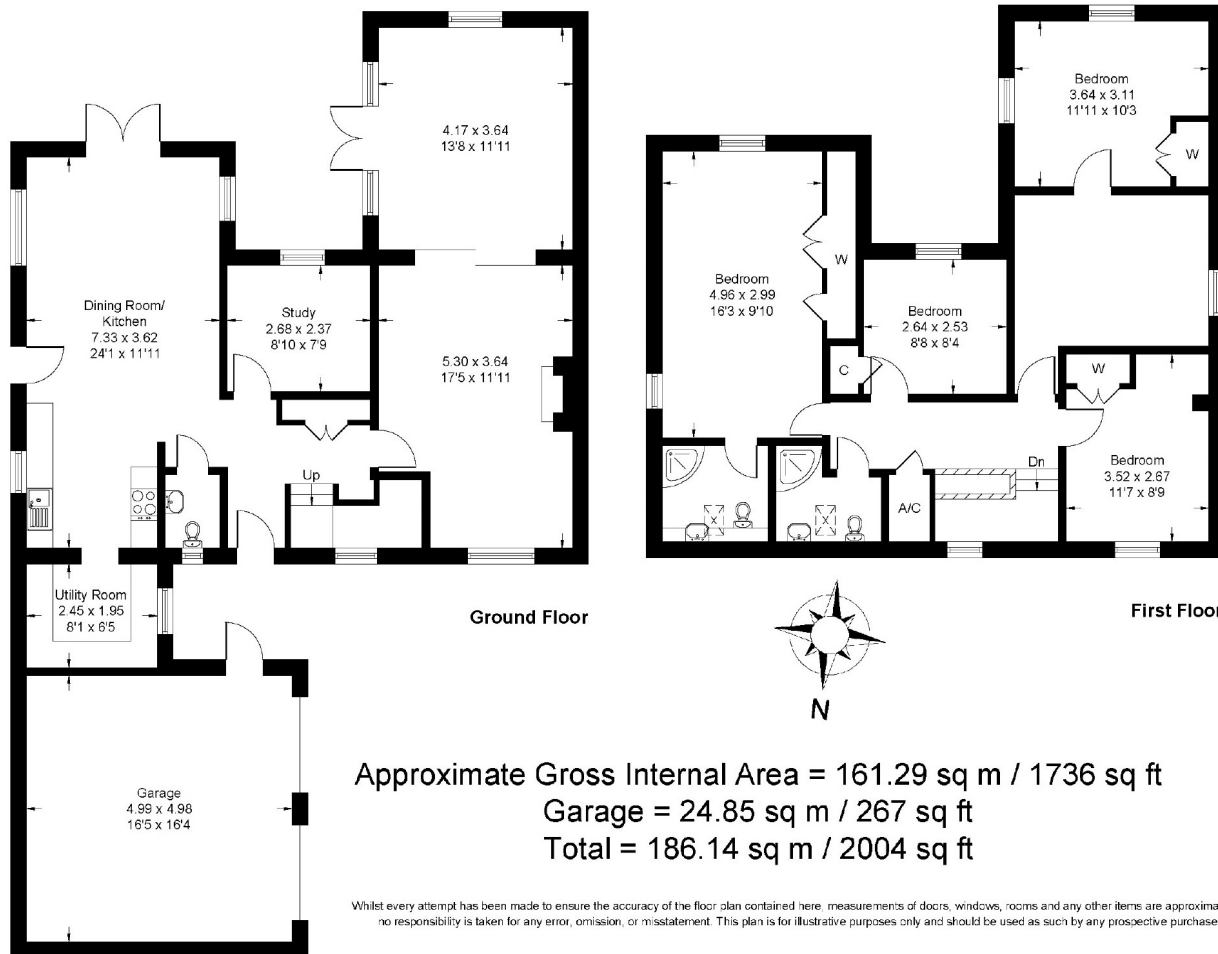


FREEHOLD

The property is freehold.

VIEWING

Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.



Energy performance certificate (EPC)

6 LITCHFIELD CLOSE
ENSTONE
OX7 4LB

Energy rating

D

Valid until 30 September 2030

Certificate number

0340-2915-7010-2320-

7015

Property type Detached house

Total floor area 156 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0340-291...> 30/09/2020



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