



2 KEENS CLOSE, ENSTONE, CHIPPING NORTON, OXFORDSHIRE OX7 4ND

Sitting room, kitchen/breakfast room, utility room, cloakroom

4 bedrooms (1 en-suite), bathroom

South facing garden, garage

DESCRIPTION

Set in an elevated position within the heart of the village, this beautifully presented and recently updated four-bedroom detached home enjoys far-reaching countryside views to the front and a sunny, south-facing garden to the rear. The property also benefits from a garage and a private parking space.

Accommodation

Originally built in the 1970s and thoughtfully extended and updated in recent years, this lovely home offers spacious and well-balanced accommodation across two floors. The ground floor features:

- ❑ A welcoming entrance hall with cloakroom
- ❑ A generous sitting room with a wood-burning stove and glazed double doors connecting to the kitchen/breakfast room

- ❑ A stylish, recently updated kitchen/breakfast room with engineered oak worktops and oak flooring

- ❑ A utility room with direct access to the rear garden

Upstairs, the first floor comprises:

- ❑ A principal bedroom with en-suite shower room

- ❑ Three further bedrooms, one currently used as a study with countryside views

- ❑ A modern family bathroom

Outside

The front garden is laid to lawn with mature borders, a small pond and a pathway leading to the front door. A gated side access opens to the rear garden, which enjoys a sunny southerly aspect. The garden includes:

- ❑ A patio area ideal for outdoor dining

- ❑ A raised lawn with mature flower and shrub borders

- ❑ A large timber shed with electricity

- ❑ Rear access to a garage and parking space via a private road off Keens Close

STYLISH DETACHED 4-BEDROOM HOME WITH SOUTH-FACING GARDEN AND COUNTRYSIDE VIEWS WITHIN THIS POPULAR WEST OXFORDSHIRE VILLAGE



Situation

This pretty village of Enstone lies to the northwest of Woodstock and is surrounded by delightful countryside with an extensive network of footpaths and bridleways. The village comprises mainly period properties and benefits from two public houses, a village shop and Post Office, a primary school and a bus service. Approximately 3 miles distant is the mainline station at Charlbury which offers a popular service to London Paddington. The nearby towns of Chipping Norton and Woodstock offer a greater selection of day to day shopping, public houses, cafes and restaurants with the historic City of Oxford providing a more comprehensive range of shopping and leisure facilities.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX7 4ND

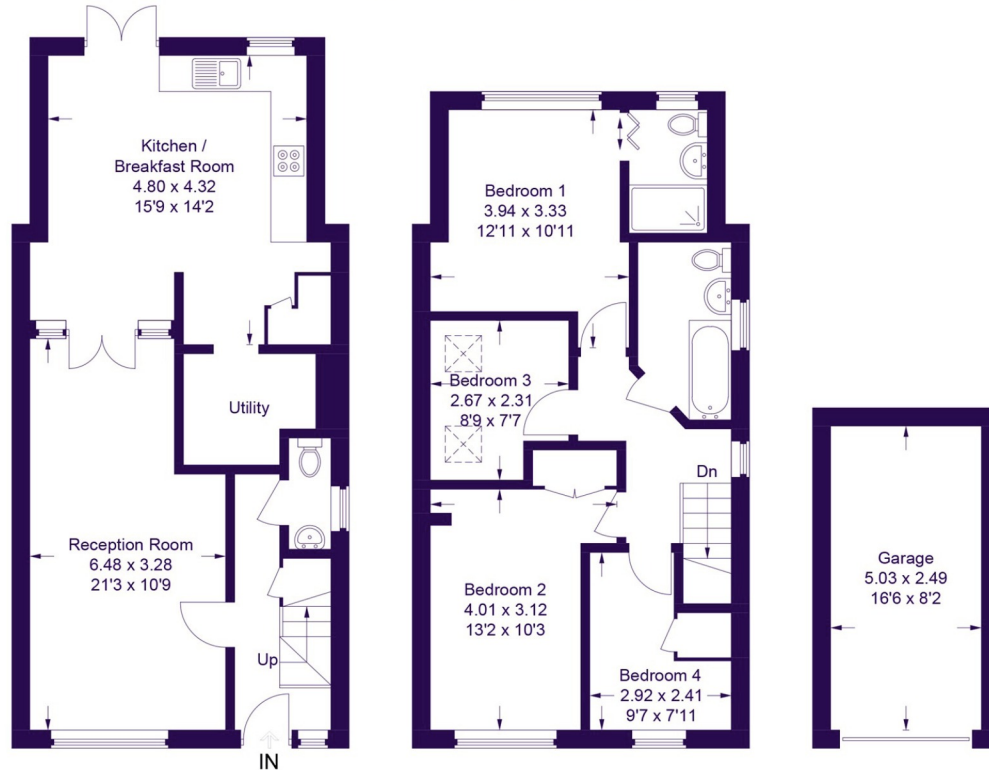
Services

Mains water and electricity. Oil fired central heating, private drainage.
Tenure: Freehold
West Oxfordshire District Council
Council Tax Band E
According to Ofcom, Ultrafast broadband is available.
Mobile coverage is limited indoor and good outdoor



2 Keens Close

Approximate Gross Internal Area
 Ground Floor = 54.1 sq m / 582 sq ft
 First Floor = 50 sq m / 538 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 116.7 sq m / 1,256 sq ft



Ground Floor

First Floor

(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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