



Two homes in one

10 & 10A Wootton End, Stonesfield, Oxfordshire, OX29 8EP

Freehold



10 – 4 bedrooms • sitting room • kitchen • 2 bathrooms
• conservatory • cloakroom & utility • garage & parking
10A – 2 ensuite bedrooms • sitting room • kitchen
• parking • garden

Local information

The property lies in the pretty village of Stonesfield, which has a thriving, friendly community. It has a village store/post office, and other amenities include a village hall with library, parish church, and a well-regarded preschool and primary school. The market towns of Charlbury and Woodstock offer a good range of shops, and there is also good access to Oxford and Witney. The train stations in Long Hanborough and Charlbury provide services to Oxford and London Paddington, and Junction 9 of the M40 is approximately 13 miles away. Set amongst attractive rolling countryside, there are lovely walks to be enjoyed including to the Roman villa in North Leigh and along the Oxfordshire Way.

Directions

Leave Oxford on the A44 northwards and continue through Woodstock. Turn left onto the B4437 and follow the signs towards Combe/Stonesfield. Follow the road through the village and at the White Horse Inn, turn right onto The Ridings. Take the second turning right into Farley Close and turn first right into Wootton End.

About this property

With a practical and flexible layout, it could suit families of all ages. The main property has

four bedrooms, two bathrooms, sitting room, kitchen and a large conservatory. The adjoining annexe has two en-suite bedrooms and a kitchen. With its own external access and an internal door linking to the main property, it could either be incorporated to create one large family home, or it could appeal to those wanting guest or generational accommodation, a quiet home working space, or it could be used to generate an income. To the front is an open lawn, and the driveway provides parking and leads to the double garaging. The rear garden is laid to lawn and interspersed with plants, flowers and shrubs and is enclosed by wood panelled fencing.

Mains services. Gas heating

Freehold

West Oxfordshire District Council

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.

Brochure prepared and photographs taken April 2021.





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Approximate Area 192.1 sq m / 2068 sq ft

Garage 20.3 sq m / 218 sq ft

Total 212.4 sq m / 2286 sq ft

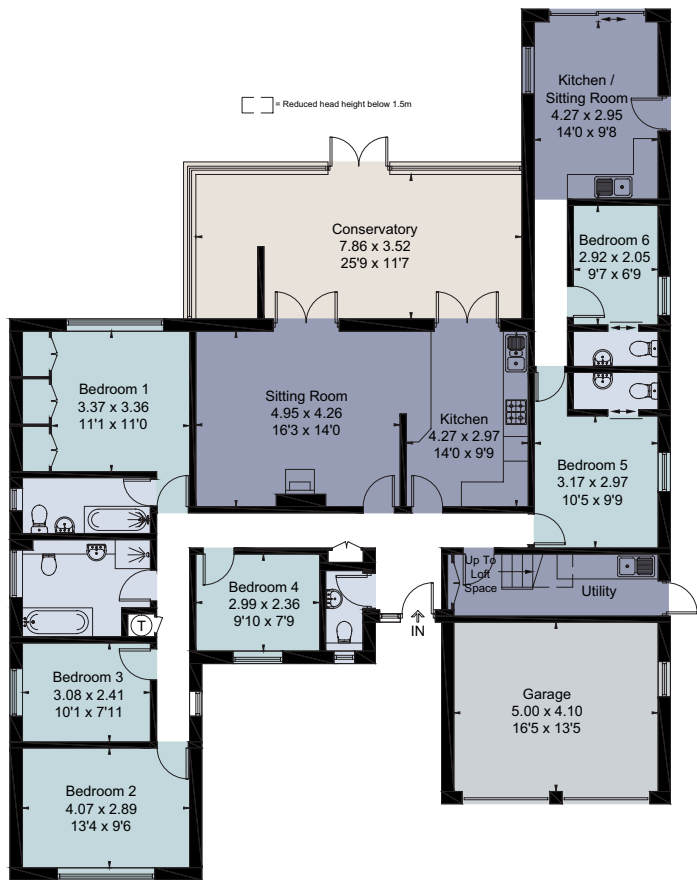
Including Limited Use Area (4.1 sq m / 44 sq ft)



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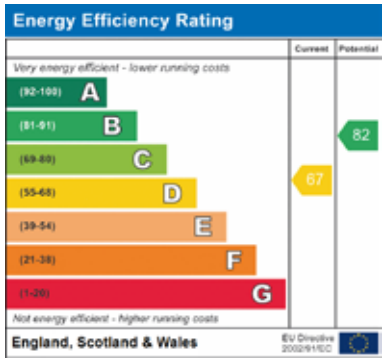
savills.co.uk

Ronnie van der Ploeg
Savills Summertown, Oxford
01865 339 705
summertown@savills.com



Ground Floor

For identification only. Not to scale. © 210427RVDP



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