



Ingleby Paddocks, Enslow

Carter Jonas

FIELD HOUSE 1 INGLEBY PADDOCKS ENSLOW OX5 3ET

Convenient location for Woodstock & Oxford
Four double bedrooms & 2 bathrooms
Flexible living space with self-contained home office
Double garage & driveway parking
c.0.5 acre plot

DESCRIPTION

Built in 2007, the property combines characterful architecture with well-proportioned family living space, offering a peaceful semi-rural lifestyle with open views and a discreet location on the edge of Enslow village. Part of an exclusive development of just seven distinctive homes, it enjoys a private approach and a harmonious connection with its natural surroundings.

The accommodation includes spacious reception areas, and three double bedrooms with a luxurious principal suite, along with a versatile two-storey annexe that can be seamlessly integrated into the main house or used independently as a self-contained living space or home office.

The ground floor opens with a welcoming reception hall leading into a charming sitting room with an attractive fireplace and views over the garden and countryside beyond. The kitchen/dining room is generously sized and ideal for entertaining, complemented by a large utility/boot room with access to both the garden and integral garage. A cloakroom completes the ground floor layout.

To the left of the reception hall, the annexe impresses with its dual-aspect ground floor, currently arranged as an office with a sitting area and direct access to the garden. The upper level offers a spacious open area with potential to serve as a fourth bedroom or be reconfigured to create additional rooms, including a bathroom. Upstairs in the main house, there are two double bedrooms connected by a Jack & Jill bathroom, while the principal bedroom stands out with its own dressing room and ensuite facilities.

AN EXCEPTIONALLY STYLISH BARN STYLE SEMI-DETACHED HOME, WITH GARDENS OF C.0.5 ACRES IN AN IDYLIC COUNTRYSIDE SETTING, JUST 4 MILES FROM HISTORIC WOODSTOCK AND WITH EASY ACCESS TO OXFORD AND LONDON BY ROAD AND RAIL







Outside, the rear garden is mainly laid to lawn and extends to approximately half an acre, featuring a paved terrace and side access gate. At the front, the property benefits from a double garage and driveway parking.

FURTHER INFORMATION

- Maintenance charge for communal areas £720 per annum
- Services - mains water and electricity connected
- LPG Gas
- Communal septic tank
- Council Tax: Band F
- Local Authority: Cherwell District Council
- Tenure: Freehold

According to Ofcom, Ultrafast broadband is available. Mobile coverage is limited indoor and good outdoor.

ADDITIONAL INFORMATION

Tenure Freehold

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

Directions OX5 3ET

what3words:///drank.shallower.vocals





**Approximate Gross Internal Area 3426 sq ft - 318 sq m
(Including Garage)**

Ground Floor Area 1829 sq ft – 170 sq m
First Floor Area 1597 sq ft – 148 sq m



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	70 C
39-54	E		
21-38	F		
1-20	G		

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Offices throughout the UK



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