

Stonehouse, Filkins, Oxfordshire





A delightful detached Cotswold stone family house on the edge of a thriving village.



EPC
D

Tenure: Available freehold

Local authority: West Oxfordshire

Council tax band: F





A round wooden dining table with four matching chairs. A red and blue patterned rug is on the floor under the table. In the background, a doorway leads to another room with a lamp and a small painting on the wall.





The Property

Stonehouse was built in the 1950's of Cotswold stone under a stone tiled roof. The interior is light and airy, with lovely views of the garden. A solid front door leads into the dining hall, which has a solid oak floor and a workable open stone fireplace, a built-in bookcase and two under-stairs cupboards. The dining hall leads through to the drawing room, with a stone fireplace housing a gas-fired 'wood burner', a bookcase and a TV cabinet. Double-glazed doors lead to the side garden.

The kitchen/breakfast room has a range of wall and floor units including two larder cupboards. A range cooker is situated in a stone recess with a gas hob and a double electric oven. There is also a gas-fired Aga, integrated fridge and space for a dishwasher. The floor is slate. To the rear is the utility room housing the gas boiler, plumbing for a washing machine and space for a drier. A water softener is fitted. The study/bedroom has a cloakroom next to it with room to install a shower cubicle so has the potential to be a ground floor bedroom with adjoining bathroom.



On the first floor is a spacious landing leading to four bedrooms and a family shower room. The master bedroom has an adjoining bathroom and built in wardrobes and cupboards. There is a large walk-in under eaves storage cupboard on the landing.

Outside, the house is approached through a five-bar gate to a gravelled parking area in front of the double garage, parking for a further 2-3 cars is available on the drive. External stone steps lead to the bedroom/studio over the garage which has some kitchen cabinets with a sink and a shower room. The roof of the garage has poly voltaic panels fitted which generate solar power.

The gardens surround the house and are well maintained with an abundance of mature flowers and shrubs in colourful borders and beds. Low walls and a pergola are clad in a variety of climbing plants as are the walls of the house. The boundaries are of Cotswold stone walls or timber fencing. There are several fruit trees, a summer house and two terraces suitable for alfresco dining.



Location

Filkins (which is in a conservation area) is amongst some of the Cotswolds' most desirable countryside on the Oxfordshire/Gloucestershire border, being some 3 & 5 miles from the historic market towns of Lechlade and Burford. The village dates back to the Saxon period, although there is evidence of earlier settlement.

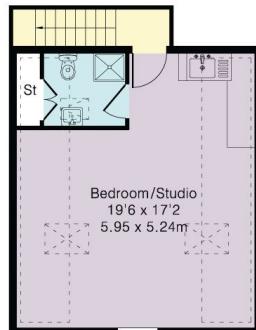
The adjacent market towns of Lechlade and Burford provide a good selection of local amenities, whilst the larger centres of Oxford, Cheltenham and Swindon are all within easy travelling distance. Good schools nearby including St. Hugh's, Cokethorpe, Pinewood and Radley. Additionally Oxford offers an excellent choice including St. Edward's, The Dragon, Summer Fields and Magdalen College School. There is good access to road and rail links, including the M4 (J15) and M40(J8a) and Charlbury train station which has a direct service to London Paddington (approximately 75 minutes), Shipton Station (10 miles), Oxford Parkway (22 miles), Didcot Station (26 miles), Theatres at Oxford, Chipping Norton, Cheltenham and Stratford-upon-Avon. Golf at Burford, Witney, Carswell and Naunton Downs. Cotswold Wildlife Park. Racing at Cheltenham, Stratford-upon-Avon and Newbury.

Some more amenities in Filkins village include a local village-run shop, an open-air swimming pool, a kindergarten and children's playground with football pitch. There is also an exceptionally good public house, The Five Alls and the renowned Cotswold Woollen Weavers Centre. The village community is thriving with numerous events involving all age groups.

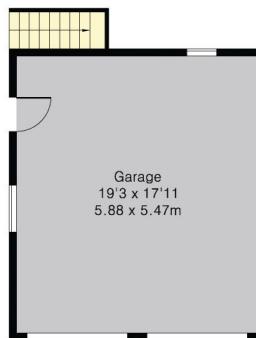
Services

Mains Gas, water and electricity. Private drainage, Gas Central heating.

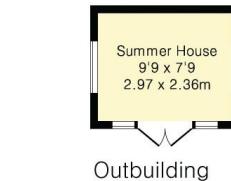




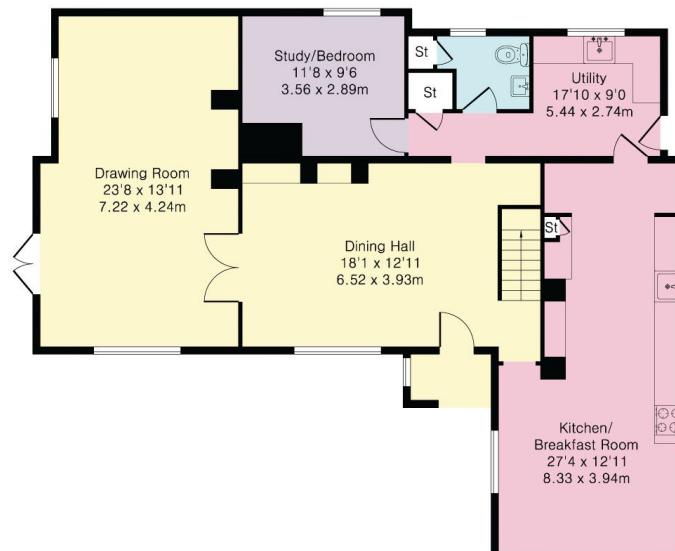
Garage First Floor



Garage Ground Floor



Outbuilding



Ground Floor

Approximate Gross Internal Area 2250 sq ft – 209 sq m
 Garage + Outbuilding Area 753 sq ft – 70 sq m
 Total Area 3003 sq ft – 279 sq m



First Floor

This plan is for guidance only and
 must not be relied upon as a
 statement of fact. Attention is drawn
 to the important notice on the last
 page of the text of the particulars.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated May 2024. Photographs and videos dated May 2024.

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