



Angora Croft is a charming single-storey Cotswold stone barn conversion, peacefully tucked away within an exclusive courtyard development in the sought-after village of Duns Tew. Offering three bedrooms, a vaulted reception room, generous private walled gardens and ample driveway parking,

Tucked away within an exclusive courtyard development and approached via a shared gravel driveway, Angora Croft is a beautifully converted single-storey barn that effortlessly blends the timeless appeal of Cotswold stone architecture with bright, contemporary interiors. Originally forming part of the working farm buildings ancillary to The Malt House, the barns were thoughtfully converted during the 1990s, creating a small collection of distinctive homes that retain their agricultural heritage while offering comfortable modern living.

The property enjoys a peaceful setting, with ownership of the access driveway shared equally between the five properties within the development, each holding a one-fifth share.

Inside, the accommodation has been intelligently arranged across one level, creating a practical and flowing layout extending to approximately 915 sq ft. A welcoming entrance hall provides access to all principal rooms. At the heart of the home is a wonderfully proportioned sitting and dining room, where vaulted ceilings, exposed beams and generous windows create an impressive sense of space and natural light. This inviting reception room flows seamlessly into the vaulted kitchen/dining room, a charming space fitted with a comprehensive range of cabinetry beneath an attractive exposed stone gable, perfectly suited to both everyday living and entertaining.

There are three well-proportioned bedrooms, all positioned along the central hallway, providing flexible accommodation for families, guests or those working from home. The principal bedroom offers generous proportions

with fitted wardrobes, whilst the second bedroom is another comfortable double. The third bedroom provides versatility as either a guest bedroom, nursery or study. These are served by a beautifully appointed family bathroom finished in a contemporary style.

Outside, the property continues to impress. The enclosed rear garden is a particular highlight, enclosed by attractive dry stone walls which provide both privacy and a quintessentially Oxfordshire backdrop. Generous in size, the garden offers mature planting, established trees and lawns, together creating a peaceful and secluded outdoor retreat ideal for relaxing or entertaining throughout the seasons. A detached garden office provides an excellent work-from-home space or hobby room, whilst the extensive gravel frontage provides off-road parking for three vehicles.

The property is warmed via an oil-fired central heating system.

Situation

Duns Tew is one of Oxfordshire's most sought-after villages, forming part of the renowned Tews and surrounded by some of the county's most attractive rolling countryside. The village offers a welcoming community atmosphere, a historic parish church and popular public house, whilst retaining excellent accessibility to nearby market towns and transport connections.

Highly regarded educational opportunities are close at hand, including the prestigious Great Tew Primary School,

which enjoys an outstanding local reputation. The internationally recognised Soho Farmhouse is only a short drive away, offering luxury leisure facilities, restaurants and wellness amenities that have made the area one of Oxfordshire's most desirable destinations.

Despite its rural setting, Angora Croft is exceptionally well placed for commuters. The nearby A4260 provides direct access towards Banbury and Oxford, whilst the A44 links to Chipping Norton and Woodstock. Junctions 9, 10 and 11 of the M40 are all readily accessible, offering convenient routes to London, Birmingham and the wider motorway network. Mainline rail services are available from Banbury, Bicester North and Oxford Parkway, providing regular services to London Marylebone and Birmingham.

The village is also served by local bus routes connecting surrounding villages with nearby centres including Banbury, Chipping Norton and Oxford, making day-to-day travel convenient without relying solely on the car.

In accordance with current Money Laundering Regulations, prospective purchasers will be required to provide identification documentation and complete an electronic identity verification and anti-money-laundering check. A charge of £35 plus VAT per purchaser will apply for these checks.





The Property Comprises:

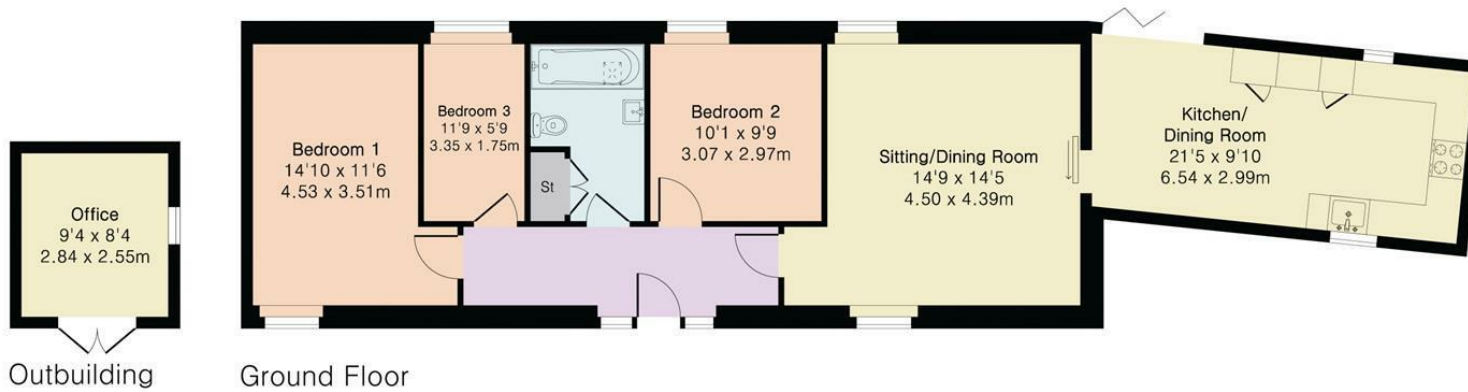
Entrance hallway
Sitting / dining room
Kitchen / dining room with vaulted ceiling
Three bedrooms
Family bathroom
Large private garden
Purpose-built outside office room
Driveway parking for three vehicles (two to the front, one to the side)

Services - Oil Central Heating, Mains Water, Mains Drainage.
Freehold Property with management charges (£46 per month currently)
Stone-Built/Under Tiled Roof.
Broadband - Check Using Ofcom
Mobile Phone Coverage - Check Using Ofcom
Curtilage listed
Local Authority - Cherwell District Council
Council Tax Band - D
Conservation area





Approximate Gross Internal Area 915 sq ft - 85 sq m
(Excluding Outbuilding)
 Outbuilding Area 78 sq ft – 7 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

