





## 2 PRIORY CLOSE HORTON-CUM-STUDLEY OXFORDSHIRE OX33 1BD

Excellent scope for improvement (STP)  
Three bedrooms, bathroom & cloakroom  
Private garden with countryside views beyond  
Garage & driveway parking

### DESCRIPTION

Nestled in a peaceful cul-de-sac in the charming village of Horton-cum-Studley, this property presents a rare opportunity to acquire a detached three-bedroom bungalow with picturesque countryside views. This well-proportioned home offers a generous layout with excellent potential for updating and extending (subject to planning).

The accommodation includes a spacious living room with wide patio doors to the rear garden and a full height window to the front, kitchen, three bedrooms, and a family bathroom. The property enjoys a private rear garden that backs directly onto open fields, providing a tranquil and scenic backdrop.

Outside, there is a driveway with off-street parking and a garage, along with a front garden that adds to the home's kerb appeal.

Perfectly positioned for those seeking a quieter lifestyle within easy reach of Oxford, this property is ideal for downsizers, families, or anyone looking to create a bespoke home in a sought-after village setting.

### LOCATION

Horton-cum-Studley is a delightful village on the edge of Otmoor, offering a strong sense of community, beautiful walks, and convenient access to Oxford and the M40. The nearby village of Beckley offers a popular pub and primary school, while Oxford's amenities are just a short drive away.

## A THREE BEDROOM DETACHED BUNGALOW WITH SCOPE TO IMPROVE BACKING ONTO FIELDS, CONVENIENTLY LOCATED IN THIS CHARMING VILLAGE. NO ONWARD CHAIN.





Further Information  
Tenure: Freehold  
Mains water, drainage and electricity connected  
Night storage heating  
Council tax band C  
End of chain

## ADDITIONAL INFORMATION

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

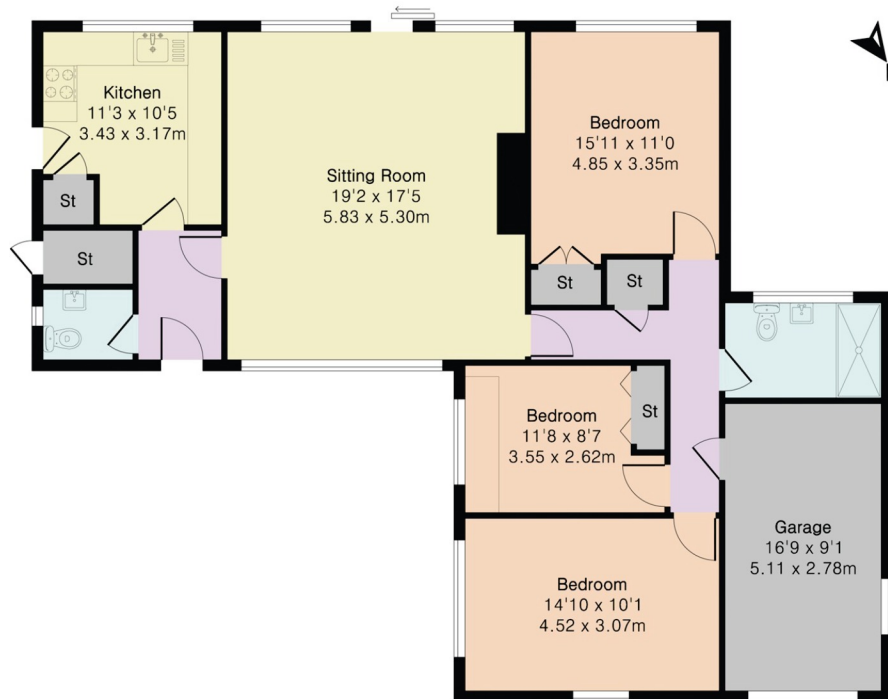
**Directions:** OX33 1BD

what3words:/// tadpole.declining.tube





**Approximate Gross Internal Area 1255 sq ft - 117 sq m  
(Including Garage)**



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.

**Carter Jonas**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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