

HEDGES, SUMMERSIDE, BUCKLAND, SN7 8RB

Guide £495,000

DESCRIPTION & SITUATION

A delightful property dating back to the 18th century, originally a draper's shop. The accommodation comprises on the ground floor; hall, sitting area, dining area, kitchen/breakfast room, utility room, second sitting room/guest bedroom with ensuite shower room and w.c (also accessible as a separate cloakroom.) On the first floor there are four double bedrooms (master with ensuite) and a good size family bathroom. Outside there is a garden which is divided into a pretty paved courtyard area leading to ample parking and a further lawned area with raised patio and outbuilding. The garden boasts an abundance of flowers, trees, shrubs and herbs and offers a tranquil setting in which to relax. Buckland is a very picturesque village and is 14 miles south west of Oxford. The village has its own parish church, primary school and acclaimed restaurant/public house. It is ideally situated for access to the A420 to Swindon and Oxford.

DIRECTIONS

From the offices of James C. Penny proceed left along Walton Street (towards the City Centre.) Bear right into Hythe Bridge Street and

proceed along Park End Street and onto the Botley Road. Continue along the Botley Road for c.0.5 miles turning right at the traffic lights following the signs for A420 (M40, M4 and ring road.) Take the second exit signposted A420 Swindon. Continue on this road for c.13 miles turning right signposted Buckland, continue into the village taking a right signposted 'The Lamb' public house and take the second left into Summerside. The property will be found on the right.

TENURE & POSSESSION

The property is freehold and offers vacant possession upon completion.

SERVICES

All mains services are connected.

FIXTURES & FITTINGS

Certain items may be available though separate negotiation with James C. Penny.

VIEWING ARRANGEMENTS

Strictly by appointment with James C. Penny. Prior to making an appointment to view, James C. Penny strongly recommend that you discuss any particular points which are likely to

affect your interest in the property with a member of James C. Penny's staff who has seen the property in order that you do not make a wasted journey.

COUNCIL TAX

Council Tax Band 'F' amounting to £1,961.49 for year 2008-09.
Telephone (0845) 3006129

LOCAL AUTHORITY

Vale of White Horse District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE
Telephone (01235) 520202

James C. Penny gives notice to anyone reading these particulars that:

i)the particulars do not constitute part of an offer or contract;

ii)all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or

representations of fact.

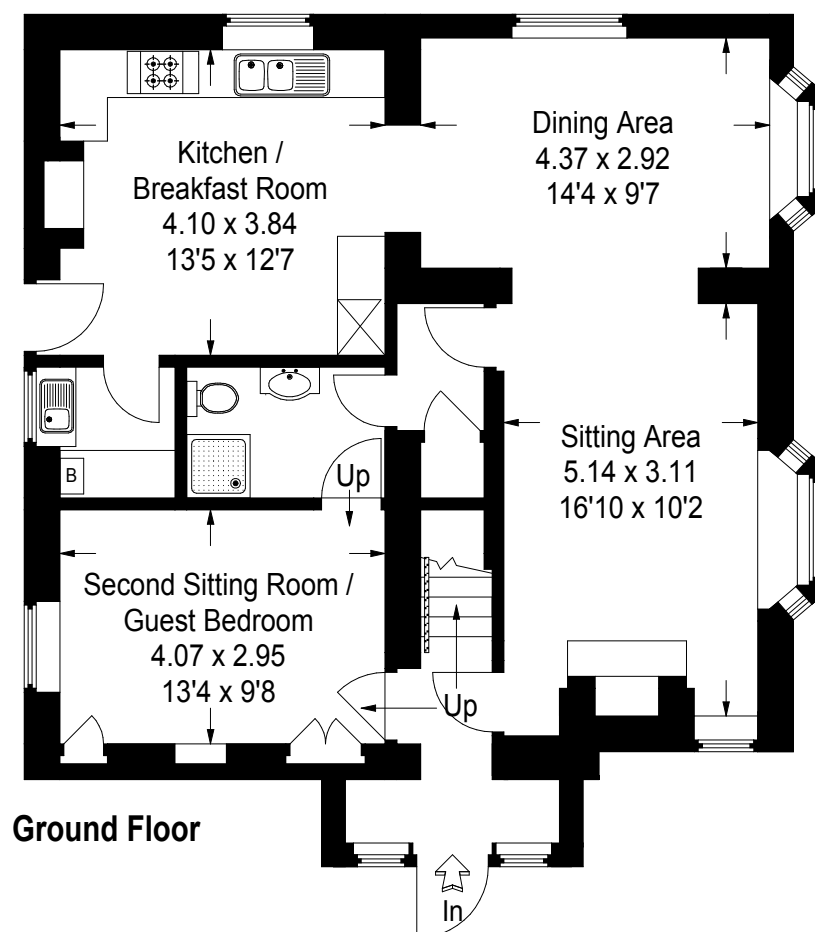
iii)the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact;

iv)nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order;

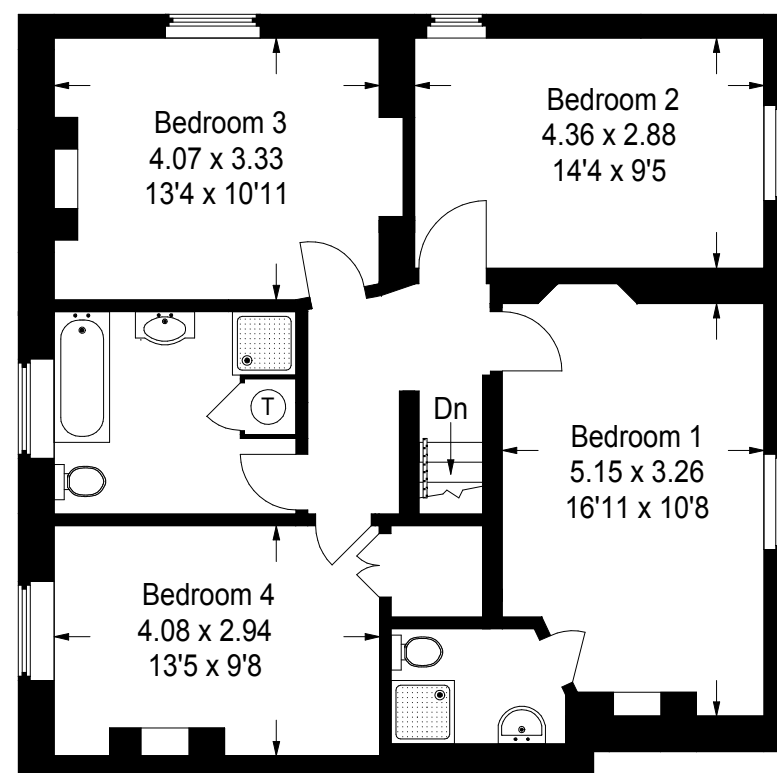
v)no person in the employment of James C. Penny has any authority to make or give any representation or warranty whatsoever in relation to this property.

vi)all measurements are approximate.

Gross Internal Area (approx) :-
160sq m / 1722sq ft



Ground Floor

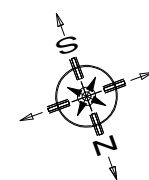


First Floor

FLOORPLANZ © 2008

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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them. Due to the extreme age & varying thickness of the walls within this property, dimensions will vary dependent upon where taken.



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JAMES C. PENNY