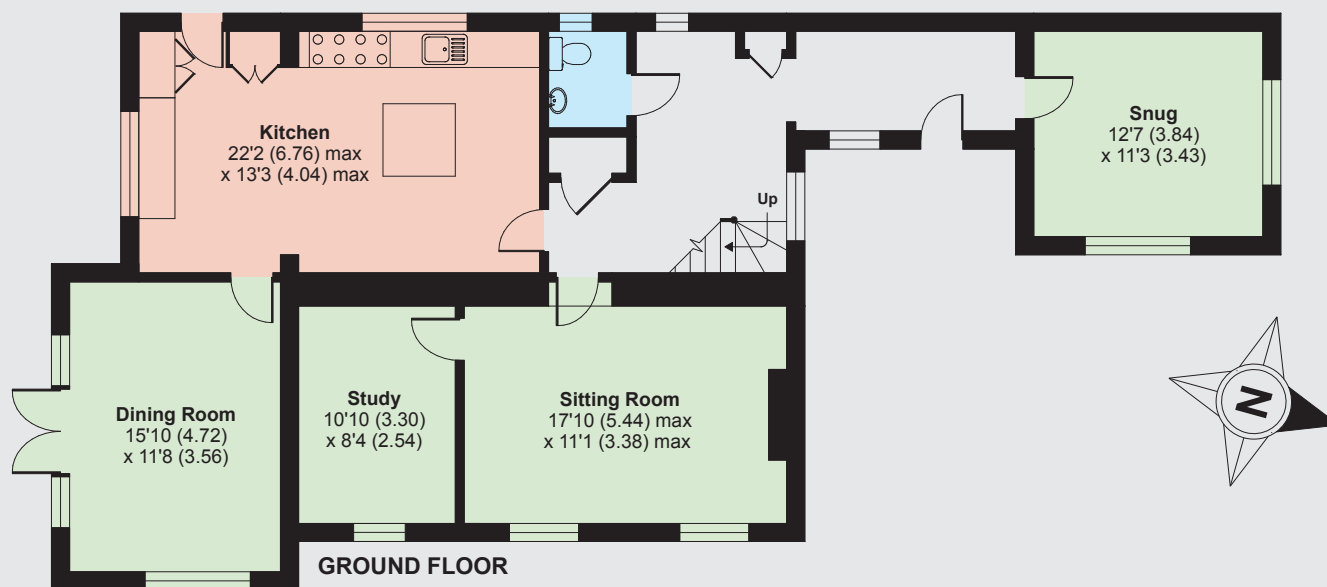
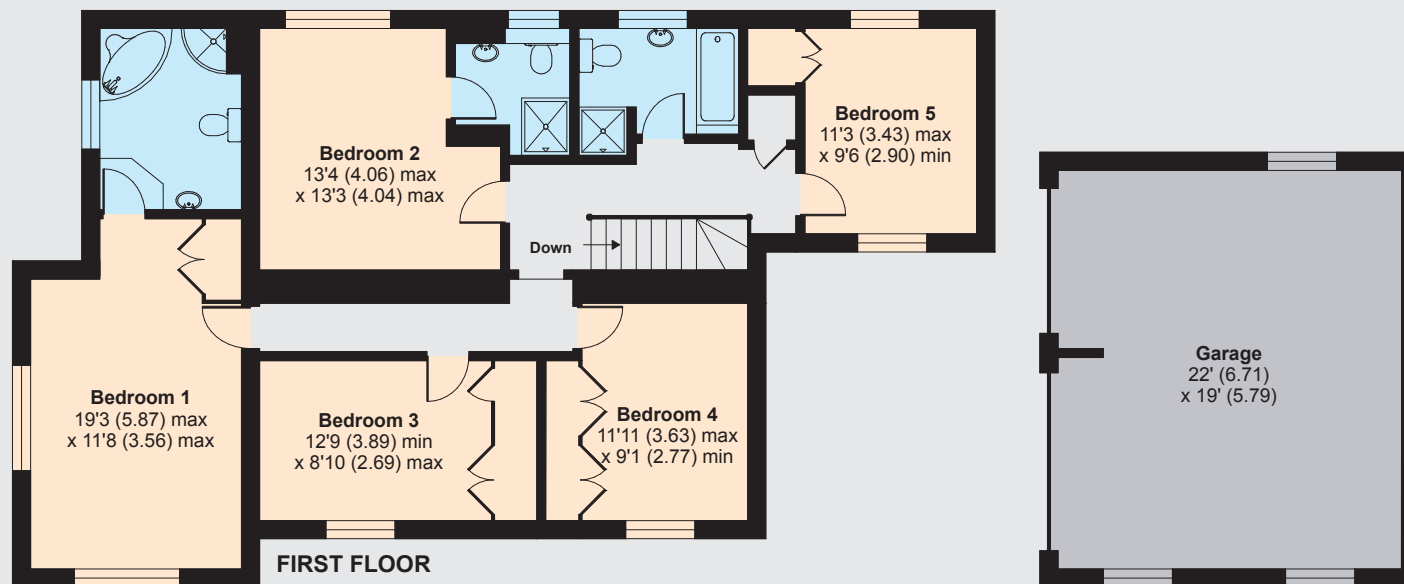






APPROX. GROSS INTERNAL FLOOR AREA 2473 SQ FT 229.7 SQ METRES (EXCLUDES GARAGE)





## IMMACULATE, WHITEWASHED FAMILY HOME WITH LARGE GARDEN IN A SEMI-RURAL SETTING

Beautifully presented, individual, detached property, built circa 1900 and recently refurbished, with an opportunity to extend, subject to planning permission. Quality fixtures and fittings throughout and providing flexible accommodation arranged over two floors. Set in a large plot, of 0.3 of an acres (additional garden currently leased) with southerly aspect and convenient location for schools and commuters.

Bedrooms 5 | Bathrooms 3 | Receptions 4 | EPC D













## Key Features

- Stunning, spacious family home with two reception rooms and flexible accommodation.
- Recently refurbished kitchen with bespoke handmade units, to include a dresser and centre island, butler sink & some integrated appliances.
- Fine oak and limestone flooring and tastefully decorated throughout.
- Five immaculately presented, spacious double bedrooms, four with built-in storage.
- Master bedroom has luxurious en suite bathroom.
- Large garden with rolling lawns, mature trees, rambling roses, climbers, brook with bridge over, patio and an opportunity to further landscape.
- Ample off-street parking and a large detached double garage.
- Heated by LPG and high speed fibre broadband.









## Distances

Approximate miles to Witney 7 miles, Oxford 9.5 miles, Didcot Railway Station 21.2 miles, London Heathrow Airport 54.3 miles and London 64.9 miles.

## Area Information

In a peaceful, semi-rural location with lovely rural walks, but within easy reach of the A40, A34 and Hanborough or Didcot stations, close to the local amenities of Stanton Harcourt, Eynsham and Witney. Only circa 8 miles from central Oxford and within the catchment area for Bartholomew School and Eynsham & Stanton Harcourt primary schools. Ideally located for Cokethorpe School and close to the school bus route. Conservation area.

## Agents Notes

House is set in its own plot of approx. 1/3 acre and additional adjoining land is rented at a cost of £100 per year from a local landowner



For more information or to arrange a viewing contact:

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