



# 11 Pigeon House Lane, Freeland OX29 8AG

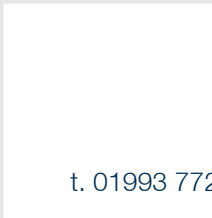
Distances - Witney, Market Square c. 5.6 miles / Oxford c. 10.6 miles / Long Hanborough Train Station c. 2.8 miles

Situated in an appealing non-estate position in this highly regarded village a 2 bedroom link-detached chalet bungalow offered For Sale with NO ONWARD CHAIN. There are gardens to the front, side and rear and open views to the rear across the adjacent village recreation ground. The accommodation benefits from gas central heating and provides extended living space including a living/dining room, a kitchen/breakfast room, a large utility room and a cloakroom, which has potential to convert into a shower room. The bathroom is found on the first floor. A garage and driveway are located to the side.



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)



t. 01993 772000

Price £375,000

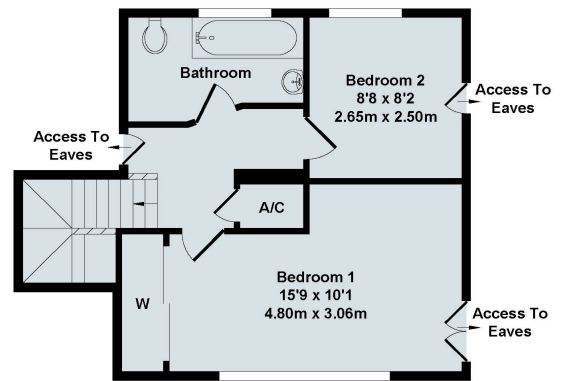
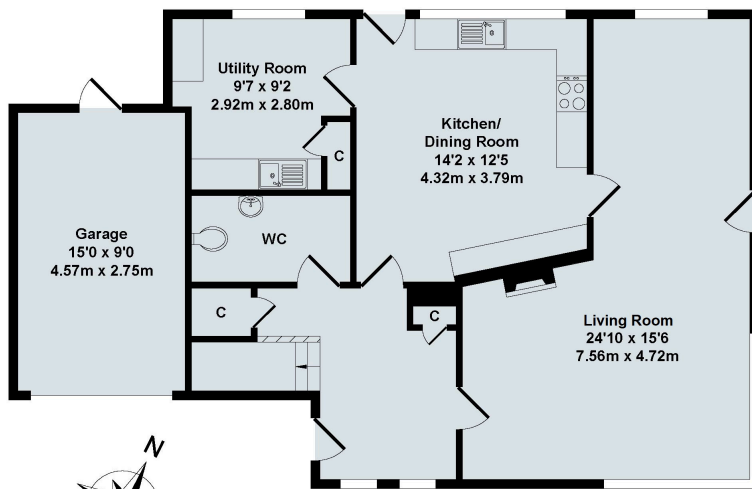
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# 11 Pigeon House Lane, Freeland OX29 8AG

- Hall & Cloakroom
- Living/Dining Room
- Kitchen/Breakfast Room
- Large Utility Room
- 2 Bedrooms & Bathroom
- Non-Estate Position
- Open Views Over Recreation Ground
- Front, Side & Rear Gardens
- Garage & Driveway Parking
- No Onward Chain

Directions - Leave Witney via Woodstock Road (A4095). At the 'T' junction turn left and proceed past the village of North Leigh. Upon reaching Freeland, turn right into Wroslyn Road. Proceed for approx. 1 mile and (just before leaving the village) turn left into Pigeon House Lane. Number 11 is found on the left hand side, marked by a Thomas Merrifield For Sale Board. 11C24



Ground Floor

First Floor

## 11 Pigeon House, Lane

Total Approx. Floor Area 1242.15 Sq.Ft. (115.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Tax Band E / EPC Rating: 63/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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