



# Orchard Lodge

69b High Street, Standlake, Oxfordshire OX29 7RH

## Orchard Lodge, 69b High Street, Standlake, Oxfordshire OX29 7RH

An individual detached home built in 2014 and situated in this private and secluded location just off the High Street in this sought after village. The property was built by local developers to a high specification and is extremely well positioned in large gardens, with a total plot size approaching 0.5 acre including a long gravel driveway and parking for several vehicles leading to a double width garage currently accessed by a single size electric up and over. The spacious and light accommodation comprises a large entrance hall, downstairs shower room, study, living room and a large kitchen/dining/family room, a utility room and a conservatory added to the side. On the first floor there is a large landing, 3 bedrooms and 3 ensuites. To the rear of the property there is a paved patio; partly covered by a veranda and a large lawn area, which is edged by mature trees and shrubs. The property has an oil fired underfloor heating system and double glazing throughout. Orchard Lodge is a truly lovely property, situated in a rarely available central position in Standlake village.

### Directions

Leave Witney via A415 in the direction of Standlake. Follow this road along, passing the village of Stanton Harcourt and on to Standlake. On entering Standlake continue along Abingdon Road. Turn left into High Street. Follow this road along, turning right signposted Lincoln Farm Park. The property is found after a short distance on the right hand side.

Standlake is a very desirable village situated near the River Windrush and provides amenities including a church, primary school, a grocery shop and a public house. The centre of the village has a small green and other attractive period properties along Rack End and High Street. The village is conveniently situated between Witney, Abingdon, Oxford and Swindon, with excellent road access to all.

Draft details - may be subject to alterations. 14E24





#### GROUND FLOOR

- Large Entrance Hall
- Living Room
- Study
- Shower Room
- Large Kitchen/Dining/Family Room
- Utility Room
- Conservatory

#### FIRST FLOOR

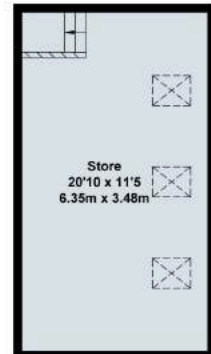
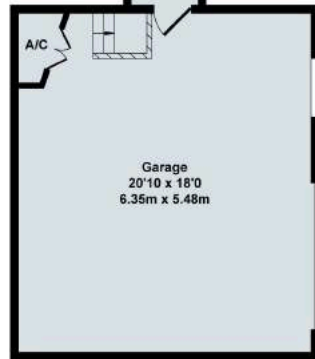
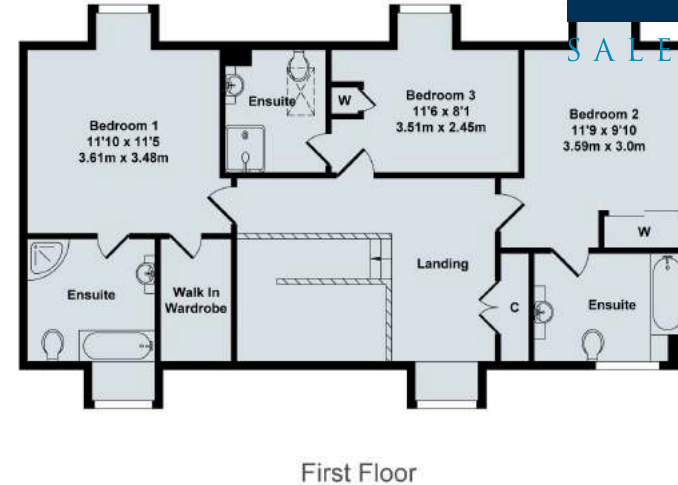
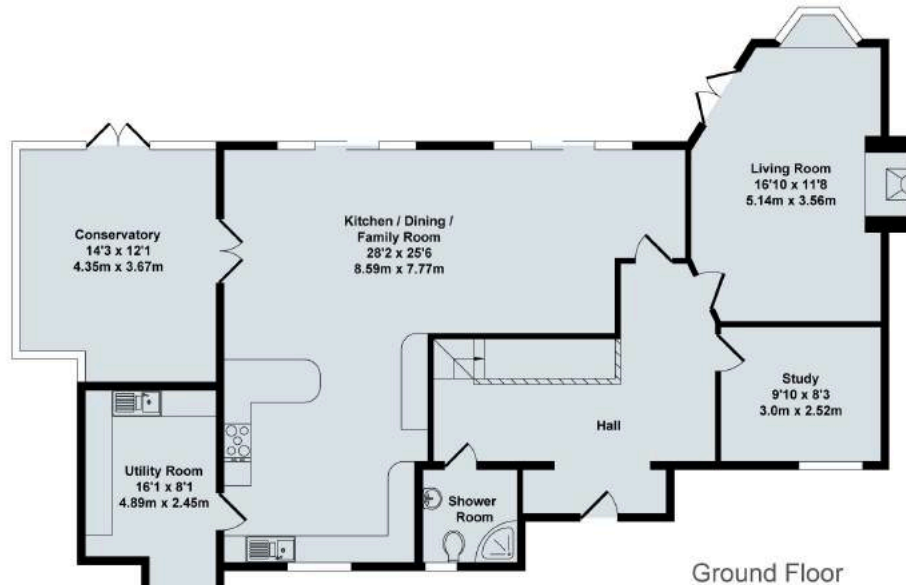
- 3 Double Bedrooms
- 3 Ensuites
- Double Glazing
- Oil Central Underfloor Heating

#### OUTSIDE

- Large Private Gardens
- Double Garage
- Ample Driveway Parking

**Price £1,050,000 Freehold**  
**WODC Band F / EPC Rating: 77/C**





First Floor



Orchard Lodge, 69B High Street, Standlake  
Total Approx. Floor Area 2709 Sq.Ft. (251.70 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**

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