



Japonica

Burford Road, Minster Lovell, Oxfordshire OX29 0RZ

Japonica, Burford Road, Minster Lovell, Oxfordshire OX29 0RZ

Offered 'For Sale' with NO ONWARD CHAIN, a 3 bedroom detached Grade II Listed single-storey dwelling of character, situated in this non-estate position, with large established gardens, predominantly to the side. There is ample off-road parking and a garage and the accommodation benefits from gas central heating. Updating is required and there is much potential to improve and extend (subject to planning and listed building consent). No EPC is required for this property - unless it is rented out.

Directions

Leave Witney via Mill Street and Burford Road (A4095) and continue for approximately a mile until reaching Minster Lovell. Japonica is marked by a Thomas Merrifield For Sale Board on the right hand side and is accessed via the property to the left (Ivydene). For further easy identification, Japonica is found two properties to the right of The Horse & Radish pub/restaurant.

Minster Lovell is a good size village with a primary school and local shops, and is conveniently situated close to Witney and the A40 to Oxford, Burford and Cheltenham.

Distances

Witney, Market Square c. 3.1 miles / Oxford c. 15.5 miles / Hanborough Train Station c. 8.6 miles / Burford c. 4.5 miles

28H24





ACCOMMODATION

- Entrance Porch
- Large Living/Dining Room
- Kitchen
- 3 Bedrooms
- Bathroom

- Gas Central Heating

- Ample Driveway Parking
- Garage
- Large, Well Established Gardens

- Grade II Listed
- No Onward Chain
- Potential To Improve & Extend (subject to planning and listed building consent)

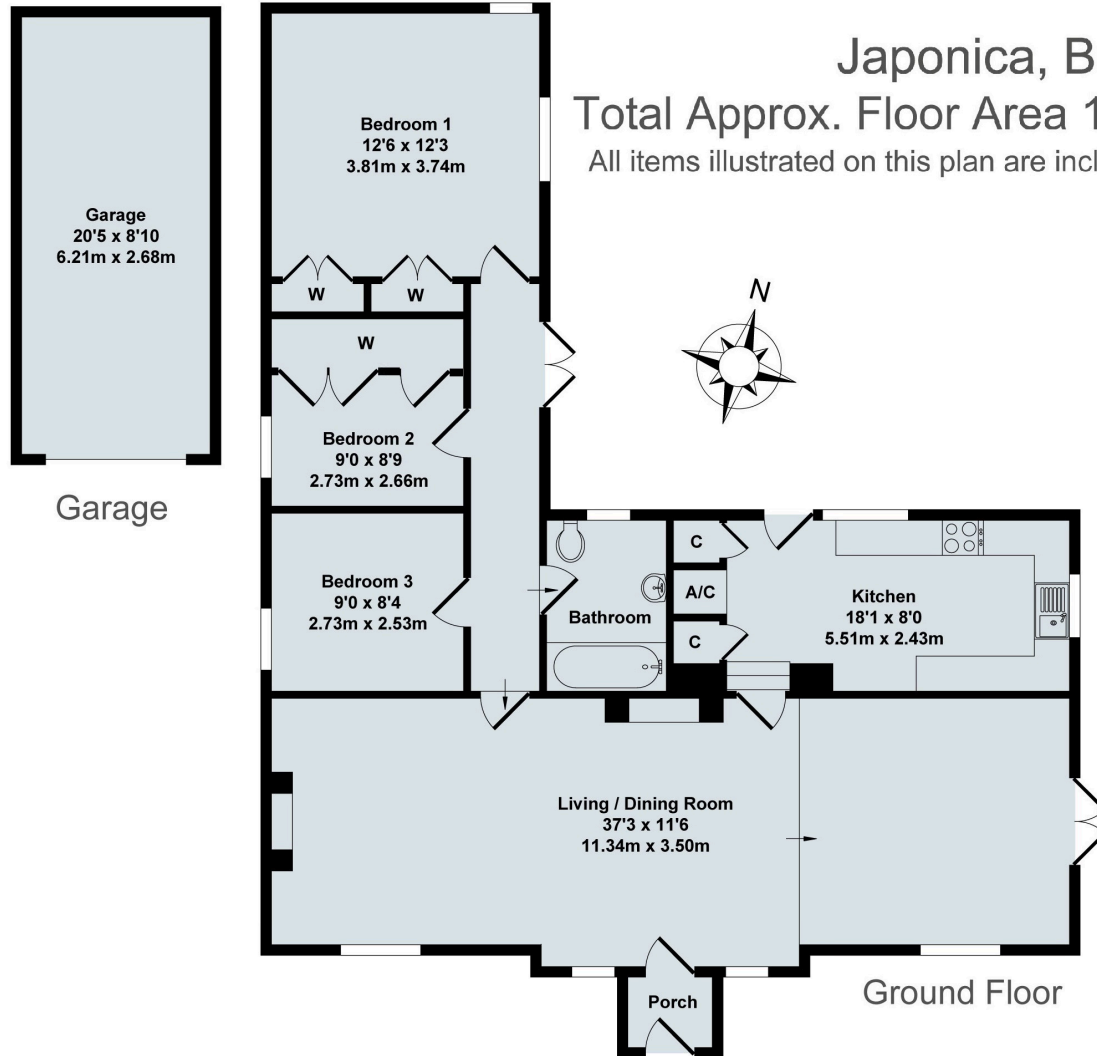
OIEO £500,000 Freehold
WODC Tax Band E



Japonica, Burford Road

Total Approx. Floor Area 1249 Sq.Ft. (116.0 Sq.M.)

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



Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.