



## 3 Chapel Lane, Northmoor OX29 5SZ

Distances: Witney Market Square c. 8.2 miles / Oxford c.13 miles / Hanborough Rail Station c. 10.1 miles

A tastefully refurbished and improved 2 bedroom Cottage of character forming part of a pretty terrace and situated in the heart of this delightful village. The property is offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from oil fired radiator central heating (underfloor in kitchen) and includes a charming living room with a wood burner, a spacious kitchen with high vaulted ceiling and a re-fitted bathroom (with both a bath and shower cubicle). The bedrooms are both of double size. A good size garden is found to the rear and is currently in the process of being landscaped. EPC Rating: 49/E.

**THOMAS  
MERRIFIELD**  
SALES LETTINGS  
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £425,000**  
[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

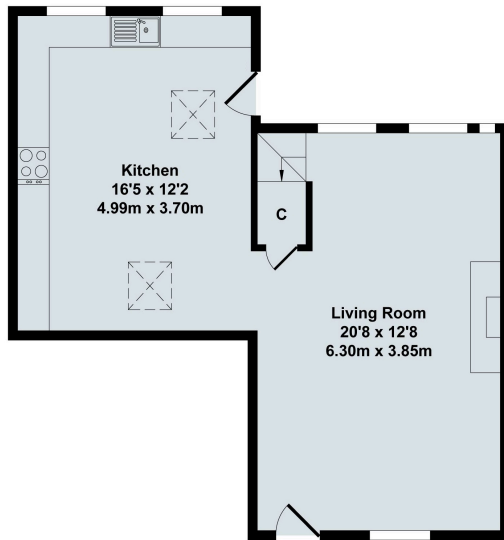


## 3 Chapel Lane, Northmoor, Oxfordshire OX29 5SZ

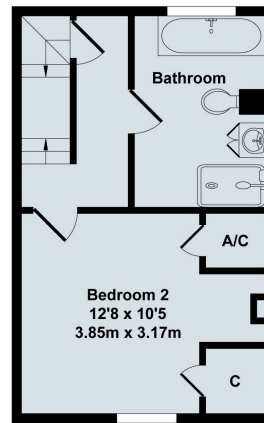
- Living Room with Wood Burner
- Lovely Kitchen with Vaulted Ceiling
- Two Double Bedrooms
- Bathroom (with Bath and Shower)
- NO ONWARD CHAIN
- Forms Part of a Pretty Terrace
- Desirable Village Location
- Tastefully Refurbished
- Oil Fired Central Heating
- Good Size Garden

### Directions

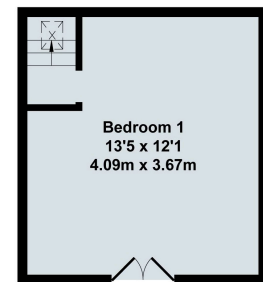
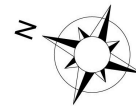
Leave Witney via Ducklington Lane (A415) and take the 4th exit off the roundabout. Continue to Standlake and follow the road through the sharp left bend (Abingdon Road). Leave the village and turn left signposted Northmoor. At the junction turn right and carry on to Northmoor Village. Turn left opposite the church into Chapel Lane where No.3 is found on the right hand side marked by a Thomas Merrifield For Sale board. 13124



Ground Floor



First Floor



Second Floor

## 3 Chapel Lane

Total Approx. Floor Area 886 Sq.Ft. (82.30 Sq.M.)

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

### Local Authority:

WODC Council Tax Band: C  
Current EPC Rating 49/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

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