



31 Manor Crescent  
Standlake, Oxfordshire OX29 7RX

## 31 Manor Crescent, Standlake, Oxfordshire OX29 7RX

An attractive and imposing stone built 4 bedroom detached house, situated in a quiet cul-de-sac location close to the centre of the village. The property is in good condition and set in well established and lovely sized private west facing gardens backing onto fields. The accommodation comprises an entrance hall, cloakroom, a double aspect living room, and a dining room leading through to the kitchen, together with a utility and useful storage area. The first floor comprises 4 bedrooms, an ensuite and family bathroom, in addition to double glazing and oil central heating throughout. There is a lawn to the front, a double width garage and driveway parking.

### Directions

From Witney proceed south on the A415 towards Standlake, proceeding through the traffic lights and turn left signposted Standlake. Continue to the centre of the village and turn right into High Street and second right into Manor Crescent. The property can then be found on the left 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.

18F24





#### GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Dining Room

Kitchen

Utility Room

#### FIRST FLOOR

4 Bedrooms

Ensuite

Family Bathroom

Double Glazing

Oil Central Heating

#### OUTSIDE

Good Size West Facing Rear Garden

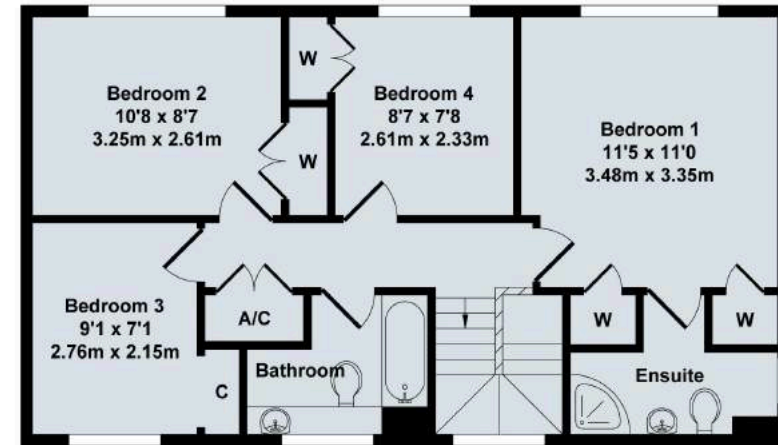
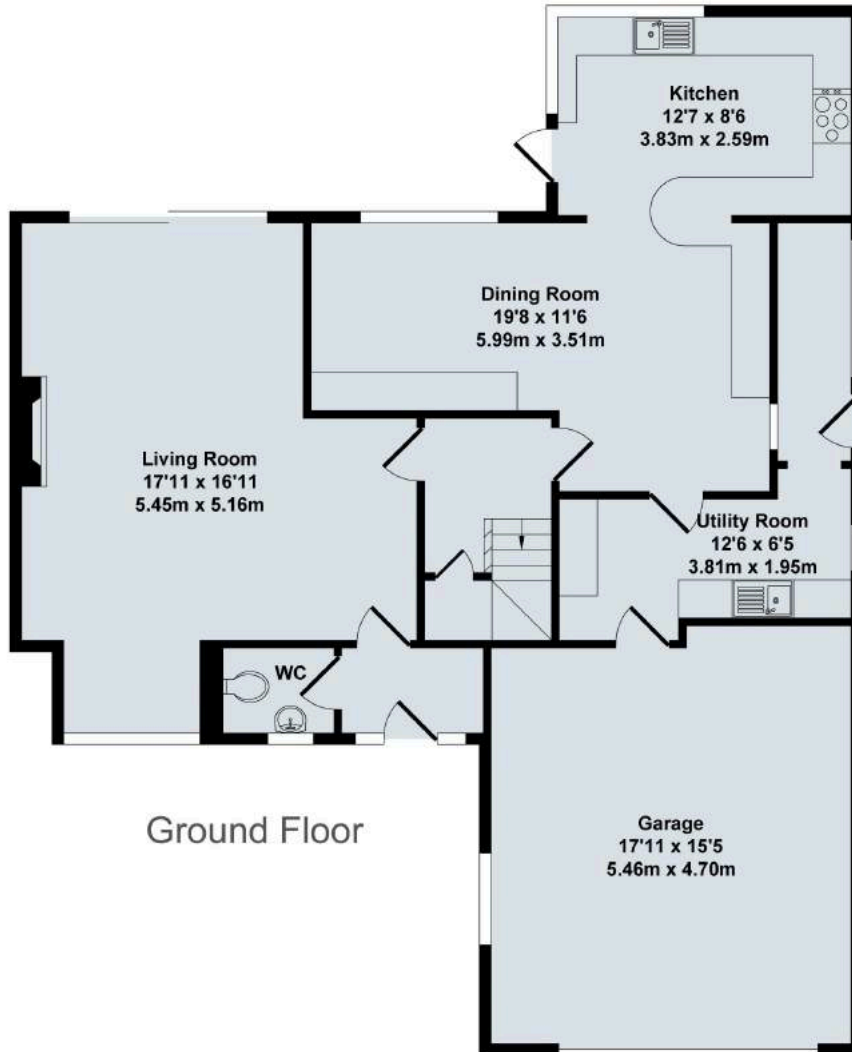
Backing Onto Fields

Double Garage

Driveway Parking



**Price £625,000 Freehold**  
**WODC Band: F / EPC Rating: 52/E**



**31 Manor Crescent, Standlake**  
 Total Approx. Floor Area 1657 Sq.Ft. (153.90 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**

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