



4 Chapel Lane
Northmoor, Oxfordshire OX29 5SZ

4 Chapel Lane, Northmoor, Oxfordshire OX29 5SZ

A stunning period cottage, situated in this delightful village location. The property has been extended and significantly improved by the owners, and provides a contemporary layout. Accommodation includes an entrance hall, living room, a fantastic kitchen/dining room and a utility room, together with 2 double bedrooms, an ensuite shower room and a bathroom. There are many characterful features including wooden flooring, a woodburner and exposed beams. There are private enclosed gardens and parking for 2 vehicles, in addition to a brick built outbuilding; offering the possibility to convert into a home office.

Directions

From Witney proceed along the A415 south towards Abingdon, pass through the traffic lights and continue along. Pass through the village of Standlake and turn left signposted Northmoor. Follow this road to the right, then take a right turn again signposted Northmoor. On entering the village, turn left into Chapel Lane and number 4 can be found on the right hand side.

Draft details - may be subject to alterations. 13/24





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

Utility Room

FIRST FLOOR

2 Bedrooms

Ensuite

Bathroom

Double Glazing

LPG Heating

OUTSIDE

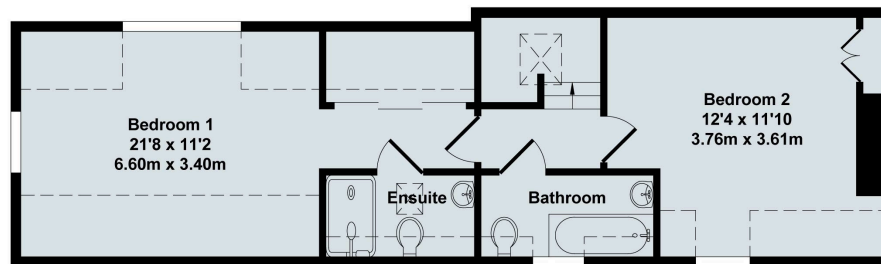
Private Enclosed Garden

Parking For 2 Vehicles

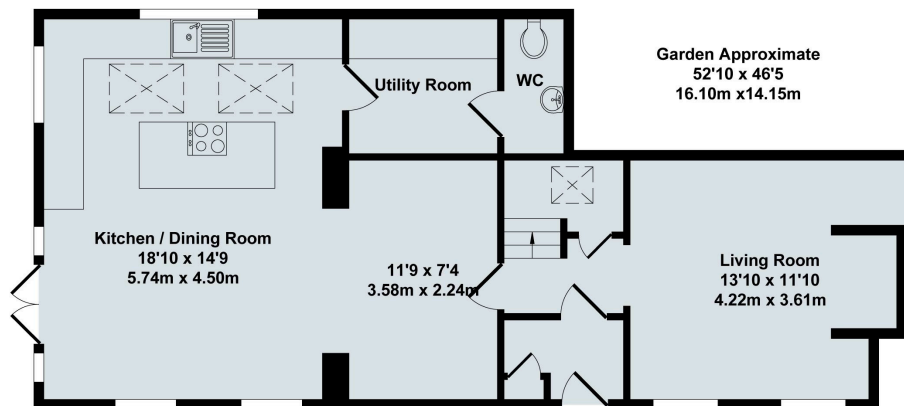
Brick Built Outbuilding - possibility to convert into a home office



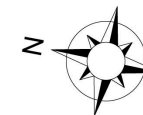
**Offers In Excess Of £500,000 Freehold
WODC Tax Band C / EPC Rating: 13/G**



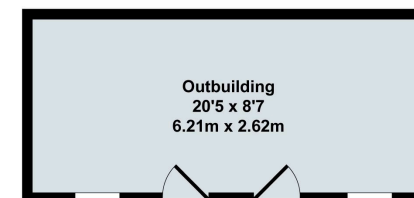
First Floor



Ground Floor



 = Restricted Head Height



Outbuilding

4 Chapel Lane, Northmoor

Total Approx. Floor Area 1330 Sq.Ft. (123.60 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.