



Merryfield

The Downs, Standlake, Oxfordshire OX29 7TB

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Situated in a very pleasant, non-estate position and with large, beautifully established gardens, a 3 bedroom detached chalet-style house with a garage and ample driveway parking. The property is located on the edge of this delightful village and the accommodation benefits from both oil central heating and double glazing. There are the significant further advantages of a ground floor cloakroom (in addition to the first floor bathroom) and a very useful utility room.

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.

Distances

Witney, Market Square c. 5.1 miles / Oxford c.14 miles / Hanborough Train Station c. 10.4 miles / Abingdon c. 10.6 miles

Directions

Leave Witney via Ducklington Lane (A415) and take the fourth exit off the roundabout. Continue through the lights and shortly before entering Standlake turn left into Downs Road (which becomes 'The Downs'). Continue past the holiday campsite and Merryfield is the sixth property on the left hand side after the Standlake sign. What 3 Words: Herb.Pointed.Extent.

Draft details - may be subject to alterations. 20F24





GROUND FLOOR

- Entrance Porch
- Hallway
- Cloakroom
- Living/Dining Room
- Kitchen
- Utility Room
- Bedroom 1

- Double Glazing
- Oil Central Heating

OUTSIDE

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

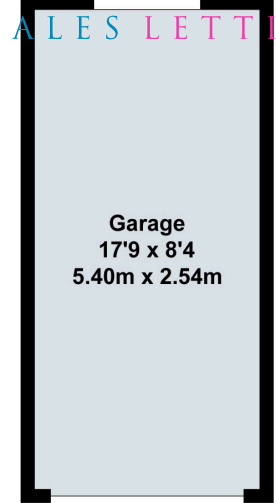
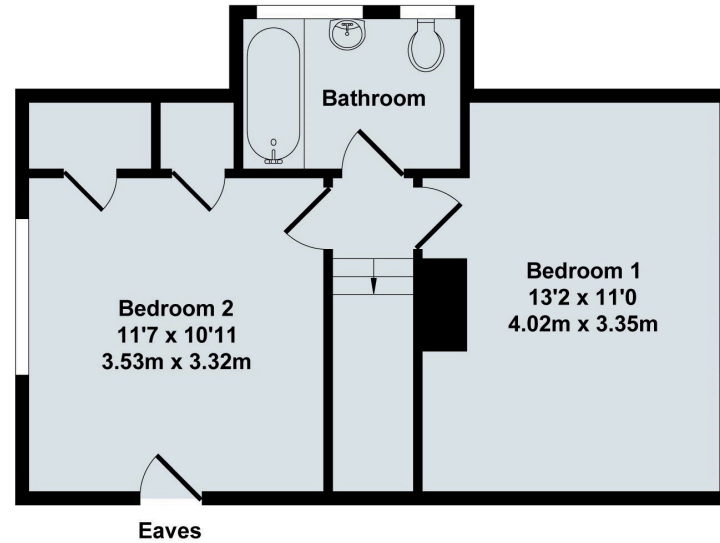
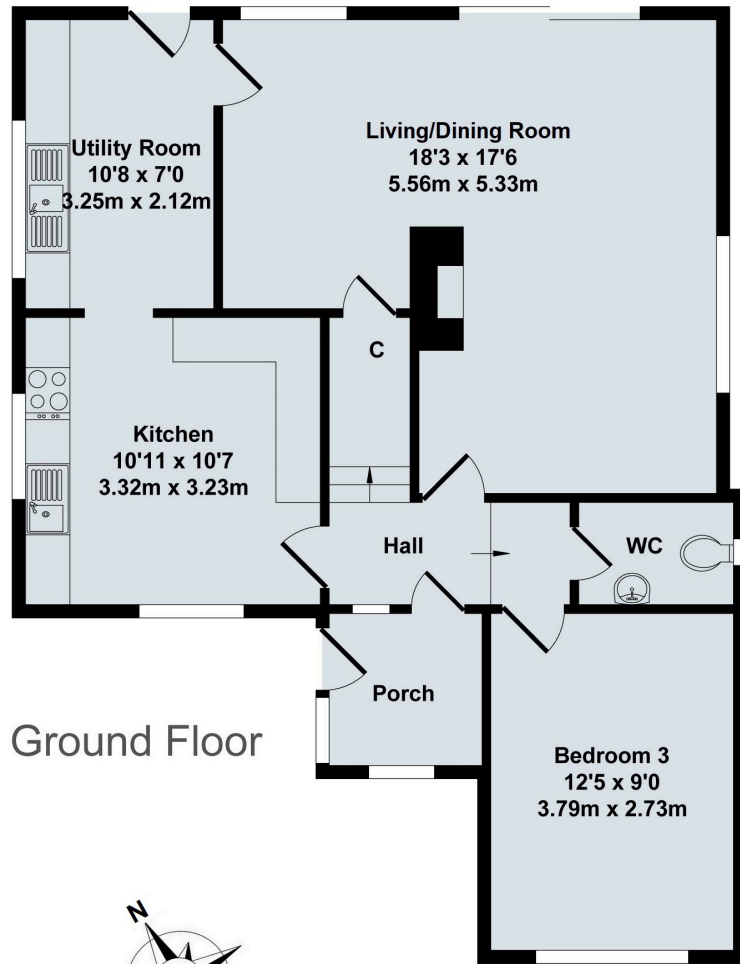
Non Estate Position

FIRST FLOOR

- 2 Further Bedrooms
- Bathroom



**Offers In Excess Of £550,000 Freehold
WODC Tax Band E. EPC Rating: 48/E**



First Floor

Garage

Merryfield, The Downs

Total Approx. Floor Area 1242 Sq.Ft. (115.40 Sq.M.)

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

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