



The Old Bakery

18 High Street, Standlake, Oxfordshire OX29 7RY

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A period stone built 5 bedroom cottage, pleasantly situated in the centre of Standlake village. The property is presented in excellent condition and has character features throughout and a traditional design and layout. Accommodation includes a large entrance hall leading to a centrally positioned kitchen/dining room, with a utility and cloakroom just off, together with an impressive kitchen, 2 main reception rooms plus a study to the rear overlooking the rear gardens. The first floor is split into 2 areas accessed via 2 staircases and comprises 5 bedrooms and 2 bathrooms in total - 3 bedrooms and a bathroom in the main first floor section to the front of the property, and 2 bedrooms and a bathroom in the rear part. The extensive and mature west facing gardens to the rear are laid mainly to lawn and there is a double width open bay carport built in a traditional wooden framed style with tiled roof, plus gravel driveway parking for many vehicles to the side and rear. Available for sale with no onward chain.

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.

Directions

From Witney proceed south on A415. Continue along, passing through the lights at Cokethorpe. Take the first left towards Standlake. Enter the village and turn right at The Green onto High Street. The property can then be found on the right hand side.

Draft details - may be subject to alterations. 01J24





GROUND FLOOR

Large Entrance Hall

Living Room

Sitting Room

Cloakroom

Utility Room

Large Porch

Kitchen/Dining Room

Further Hall

Study

FIRST FLOOR

5 Bedrooms

Bathroom - with separate shower

Shower Room

Double Glazing

Gas Central Heating

Period Features

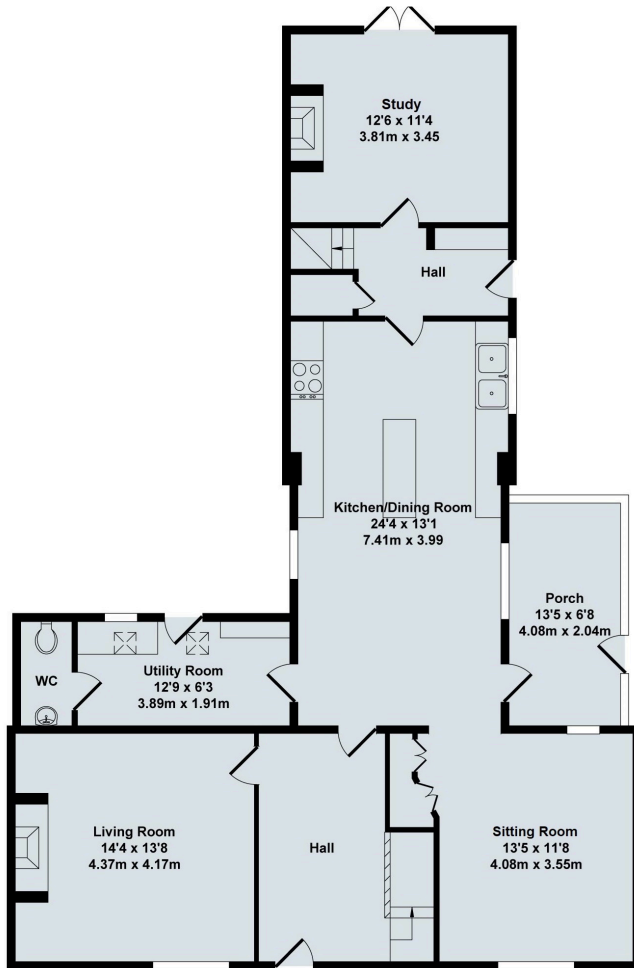
OUTSIDE

Large Private Gardens

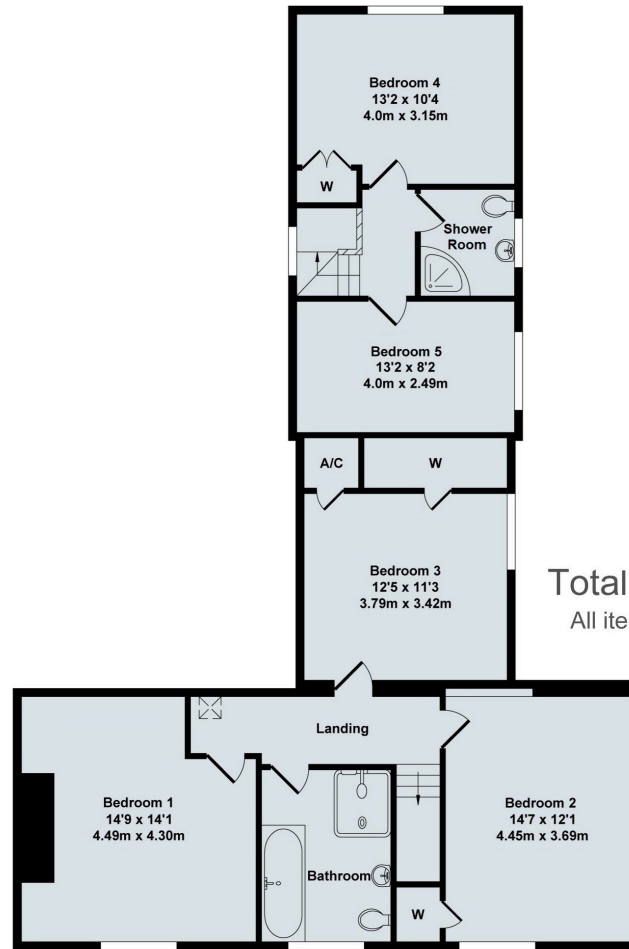
Double Carport & Ample Driveway Parking

**Offers In Excess Of £900,000 Freehold
WODC Tax Band F / EPC Rating: 49/E**





Ground Floor



First Floor

The Old Bakery, 18 High Street
Total Approx. Floor Area 2327 Sq.Ft. (216.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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