



## 5a Curbridge Road, Ducklington OX29 7XW

Draft details - may be subject to alterations.

A stone built spacious 3 storey semi detached house built in 2011 and situated in a quiet and pleasant location within this popular village. The property has an appealing layout with accommodation to include a large entrance hall, cloakroom, large living/dining room overlooking the rear garden and a good size kitchen/breakfast room with integrated appliances, together with 4 bedrooms, an ensuite and a family bathroom on the first and second floors. There is double glazing, gas central heating, driveway parking for 2 vehicles to the front side by side, and a southerly facing rear garden.

THOMAS  
MERRIFIELD

SALES LETTINGS

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t. 01993 772000

Price £470,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



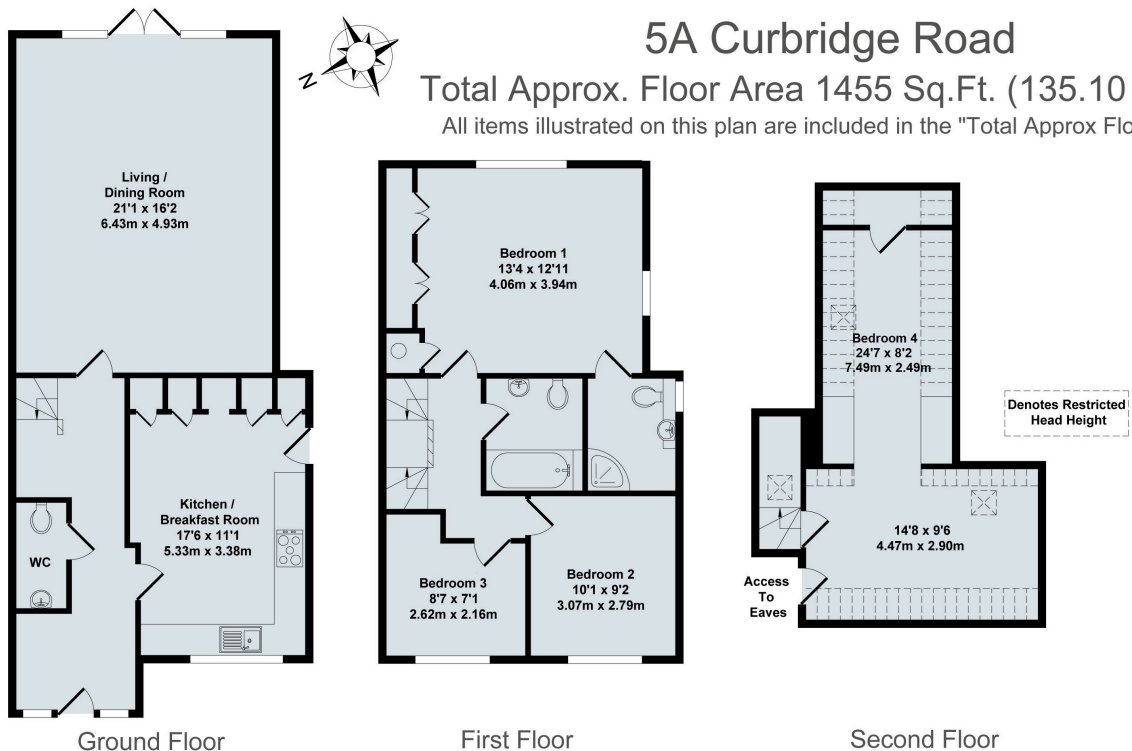


## 5a Curbridge Road, Ducklington, Oxfordshire OX29 7XW

- Large Entrance Hall
- Cloakroom
- Kitchen/Breakfast Room
- Living/Dining Room
- 4 Bedrooms
- Ensuite
- Family Bathroom
- Double Glazing & GCH
- Driveway Parking For 2 Vehicles
- Southerly Facing Garden

### Directions

From Witney town centre proceed along Corn Street, taking the first exit onto Ducklington Lane. Proceed along to the roundabout and continue straight over into the village of Ducklington. Follow this road along, turning right into Curbridge Road. The property is then found on the left hand side. 11J24



### Local Authority:

WODC Tax Band D. EPC Rating: 78/C.

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

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