



Harcourt Cottage

1-2 Harcourt Arms Cottages, Main Road, Stanton Harcourt, Oxfordshire OX29 5RJ

Harcourt Cottage, 1-2 Harcourt Arms Cottages, Main Road, Stanton Harcourt, Oxfordshire OX29 5RJ

A 3 bedroom semi-detached stone built cottage, situated in an attractive and pleasant village with good size gardens and parking to the front. The property has spacious accommodation including an entrance hall, a large living room, kitchen and dining room, together with 3 good size bedrooms, 2 ensuites and a main bathroom. There is gas central heating (LPG, metered from a jointly shared tank) and a private south-west facing rear garden. Available for sale with no onward chain.

Stanton Harcourt Village

Stanton Harcourt is a small attractive village, situated approximately 6 miles from Witney and 9 miles from Oxford. The village offers a primary school and The Harcourt Arms public house/restaurant, with various country walks and the Hardwick Parks close by.

Services connected are drainage, electricity and water, no gas.

Broadband: Ultrafast is available

Mobile coverage:

Outdoor is likely for EE, Three, O2 and Vodafone

Indoor: Limited for Vodafone.

Directions

Leave Witney and proceed along the A415 towards Abingdon. Pass the village of Ducklington and proceed along. Upon reaching the traffic lights turn left signposted Stanton Harcourt. On entering the village turn right and then left into Blackditch. At the 'T' junction turn right into Main Road and follow this road. The property can then be found on the right hand side just before the Harcourt Arms.

Draft details - may be subject to alterations. 28C25





GROUND FLOOR

Entrance Hall

Kitchen

Dining Room

Large Living Room

FIRST FLOOR

3 Bedrooms

2 Ensuites

Family Bathroom

Gas Central Heating (LPG, metered from a jointly shared tank)

Solar Panels (new inverter required)

OUTSIDE

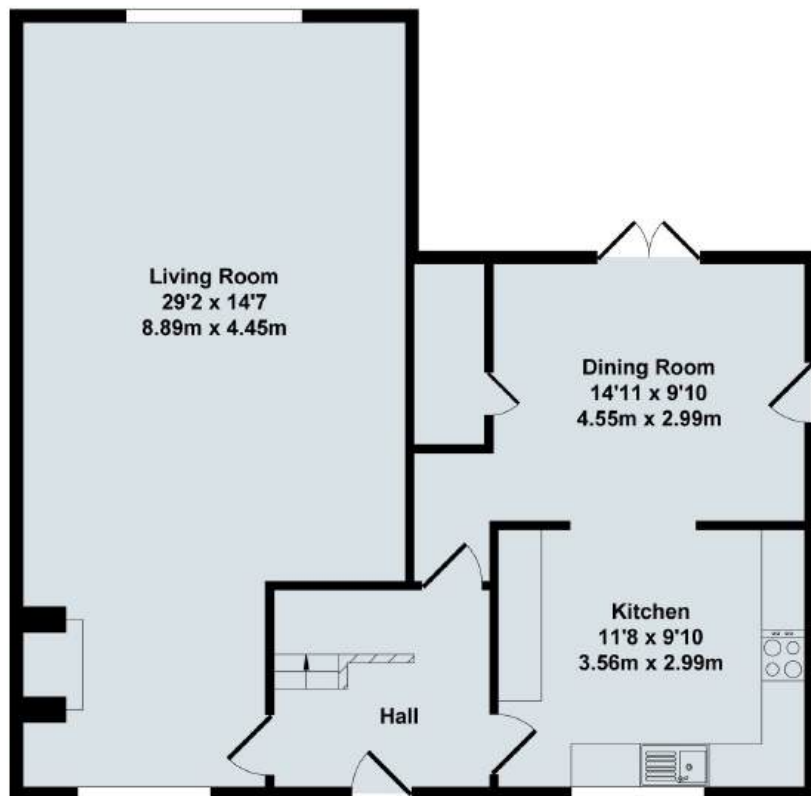
Good size South-West Facing Rear Garden

Driveway Parking To The Front

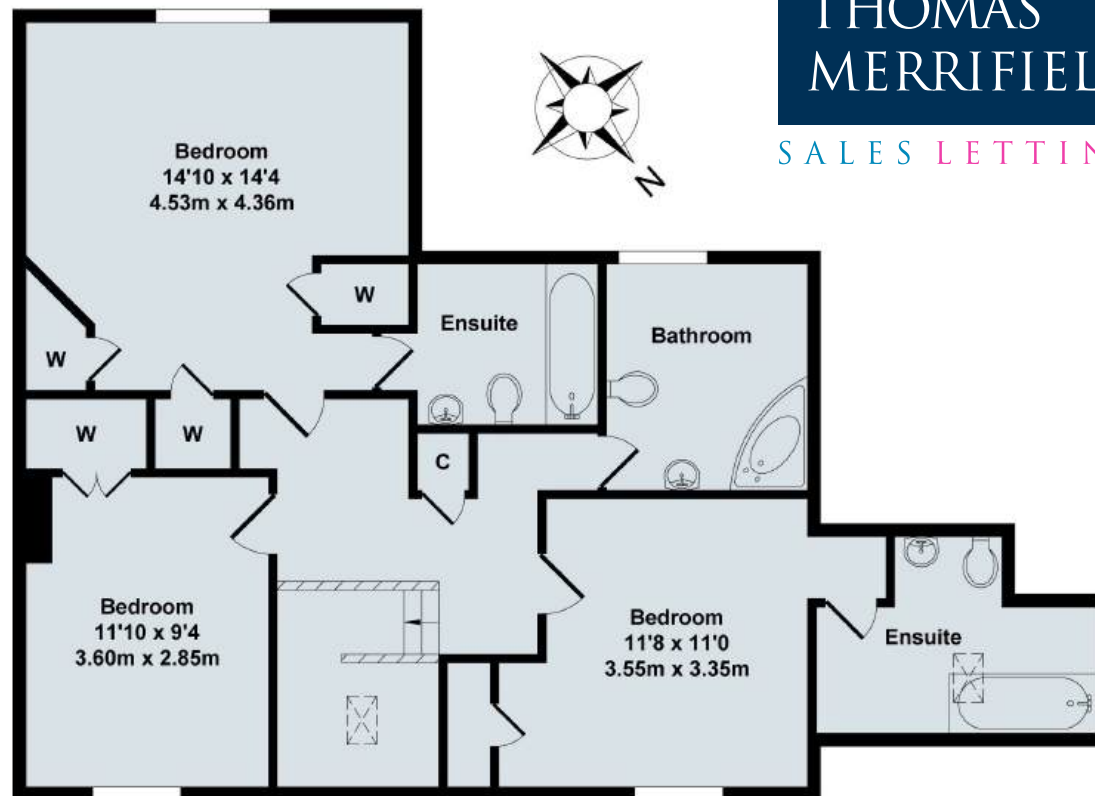
NO ONWARD CHAIN



**Offers In Excess Of £475,000 Freehold
WODC Tax Band E / EPC Rating: 50/E**



Ground Floor



First Floor

1-2 Harcourt Arms Cottages

Total Approx. Floor Area 1532 Sq.Ft. (142.30 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.