



## The Anchorage, Burford Road, Minster Lovell OX29 0RB

Draft details - may be subject to alterations.

A 3 bedroom detached bungalow situated in a mixed residential and commercial location, just off Burford Road, between Minster Lovell and Witney. The property is set in large gardens and offers a project, with a number of potential options, including extending the property, developing the site, or creating a commercial premises. The access to the property is across the neighbouring commercial premises, and with a right of access across for The Anchorage. The options would be subject to the relevant planning consents. Available for sale with no onward chain. Septic tank drainage.

A lender/mortgage provider should be made aware there are commercial premises nearby.

Access to the property is via a right of way across the neighbouring property.



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £385,000

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

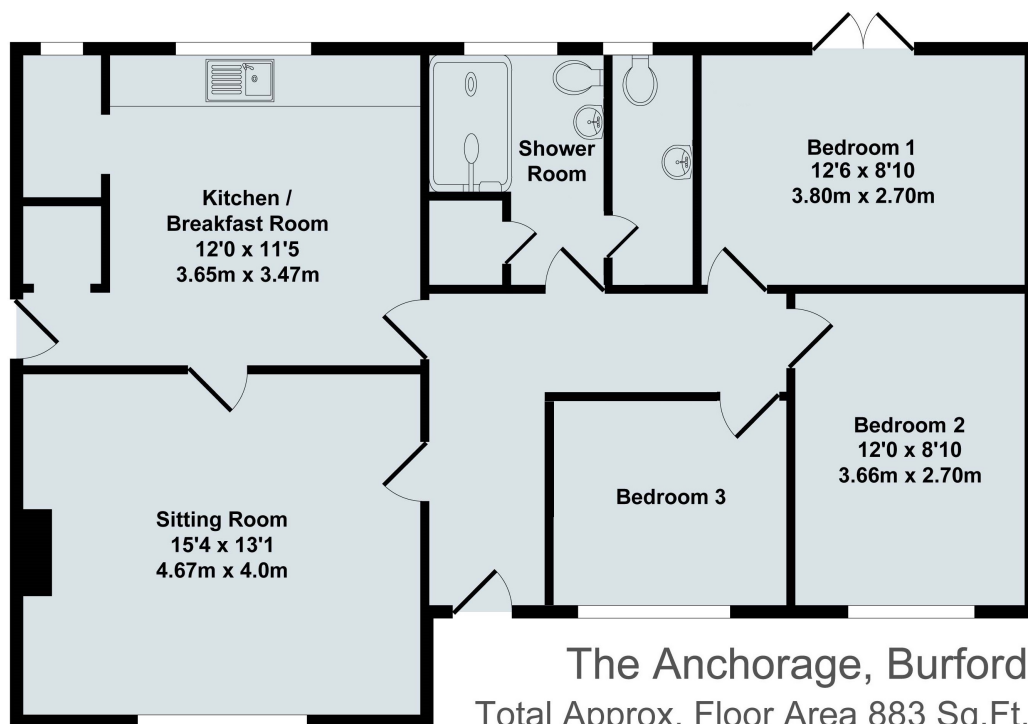


## The Anchorage, Burford Road, Minster Lovell, Oxfordshire OX29 0RB

- Entrance Hall
- Living/Dining Room
- Kitchen/Breakfast Room
- 3 Bedrooms
- Shower Room
- Cloakroom
- Large Gardens
- Potential To Extend & Improve
- No Onward Chain
- Septic Tank

### Directions

From Witney town centre proceed along Langdale Gate, turning left onto Witan Way. Follow this road along to the traffic lights, turning right onto High St. Continue along to the roundabout, turning left onto Mill Street and continue along onto Burford Road. Follow this road along leaving Witney and heading towards Minster Lovell. Before reaching Minster Lovell there is a Country Shop on the left hand side, turn immediately after this shop where a track is found on your left, Turn into the track and the property can be found on the left hand side. 15J25



**The Anchorage, Burford Road**  
Total Approx. Floor Area 883 Sq.Ft. (82.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Tax Band D / EPC Rating: 45/E

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.

3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.

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