



Old Stables,  
Oxford Hill, Witney, Oxfordshire OX29 6UT



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A 3 bedroom detached barn conversion, with character features throughout including exposed beams and a fireplace with a wood burner. The very spacious feel to the property includes an attractive entrance hall with stairs to the first floor, a large living/dining room with a fireplace and double doors to the garden, a kitchen/dining room, ground floor bedroom/study and a family bathroom, plus a useful utility and cloakroom. To the first floor there is a large landing leading to the 2 main bedrooms, both of which have their own ensuite shower rooms. Outside there is a garden area to the front and a large private rear garden which includes a recently constructed outbuilding that provides office space/guest room, and a storage shed. In addition there is parking space for 3 vehicles opposite the property with a right to park in those spaces.

All mains are connected except drainage, which is to a private Klargester sewage treatment system.

Broadband Speed - Standard is available.

Mobile & Data Signals - Indoor is likely for EE, Vodafone, Three & O2 for data

Outdoor - is likely for EE, Vodafone, Three & O2 for voice & data.

### Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Continue straight over the roundabout onto Bridge Street. Turn right at the double mini roundabouts onto Newland and continue up Oxford Hill. Proceed straight ahead and over the brow of the Hill. The property is found on the left hand side.

Draft details - may be subject to alterations. 28D25







#### GROUND FLOOR

Large Entrance Hall

Living/Dining Room

Kitchen/Breakfast Room

Study/Bedroom 3

Bathroom

#### FIRST FLOOR

2 Bedrooms

2 Ensuites

Double Glazing

Gas Central Heating

#### OUTSIDE

Home Office & Storage Shed

Private Rear Garden

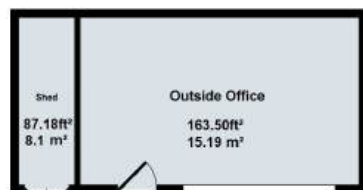
Parking Space For 3 Vehicles - with a right to park

Private Drainage



**Price £595,000 Freehold**  
**WODC Tax Band E / EPC Rating: 65/D**



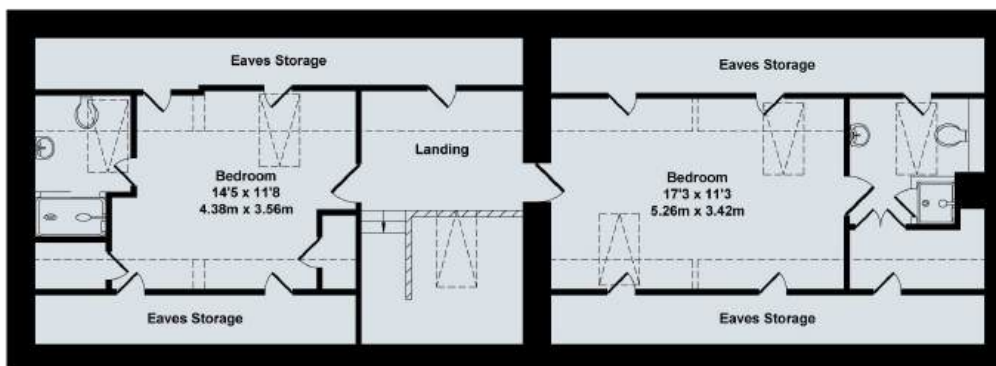


Outbuilding

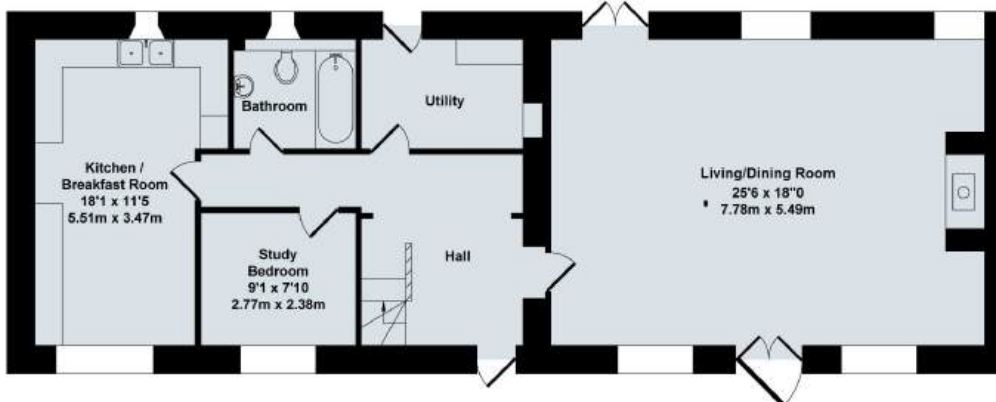
### The Old Stables, Oxford Hill, Witney OX29 6UT Total Approx. Floor Area 2385.2 Sq.Ft. ( 221.59 Sq.M.)

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

Limited Use Area



First Floor



Ground Floor

### Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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