



89 Broadmarsh Lane
Freeland, Oxfordshire OX29 8QP

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A tastefully improved and extended, 3 bedroom detached house, occupying a good position in this highly regarded road, within the desirable village of Freeland. The well presented accommodation benefits from both gas fired (radiator) central heating and double glazing and features a downstairs cloakroom, a good size living room (with wood burner), a kitchen/dining room and, leading off from there, an impressive garden room, which the current owners have added in recent years. The bathroom has been re-fitted and includes both a bath and shower cubicle. There is driveway parking for 2 cars and the further advantage of a garage, which links to the house via a useful entrance porch. The gardens are very pleasant and low-maintenance and access from the garden room is via bi-fold doors. EPC Rating: 70/C.

All mains services. Ultrafast broadband is available. Mobile & data: EE- 'limited' coverage.

Distances: Witney Market Square c. 5.4 miles / Hanborough Rail Station c. 2.4 miles / Oxford c. 9.2 miles / Woodstock c. 5.4 Miles

Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Continue past the village of North Leigh and upon reaching Freeland turn right into Wroslyn Road. Continue along and then take the 5th turning on the right into Broadmarsh Lane. Number 89 is found on the right hand side, marked by a Thomas Merrifield For Sale board.

30E25





GROUND FLOOR

- Entrance Porch
- Hallway
- Cloakroom
- Living Room (with Woodburner)
- Kitchen/Dining Room
- Garden Room (with Bi-Fold Doors)

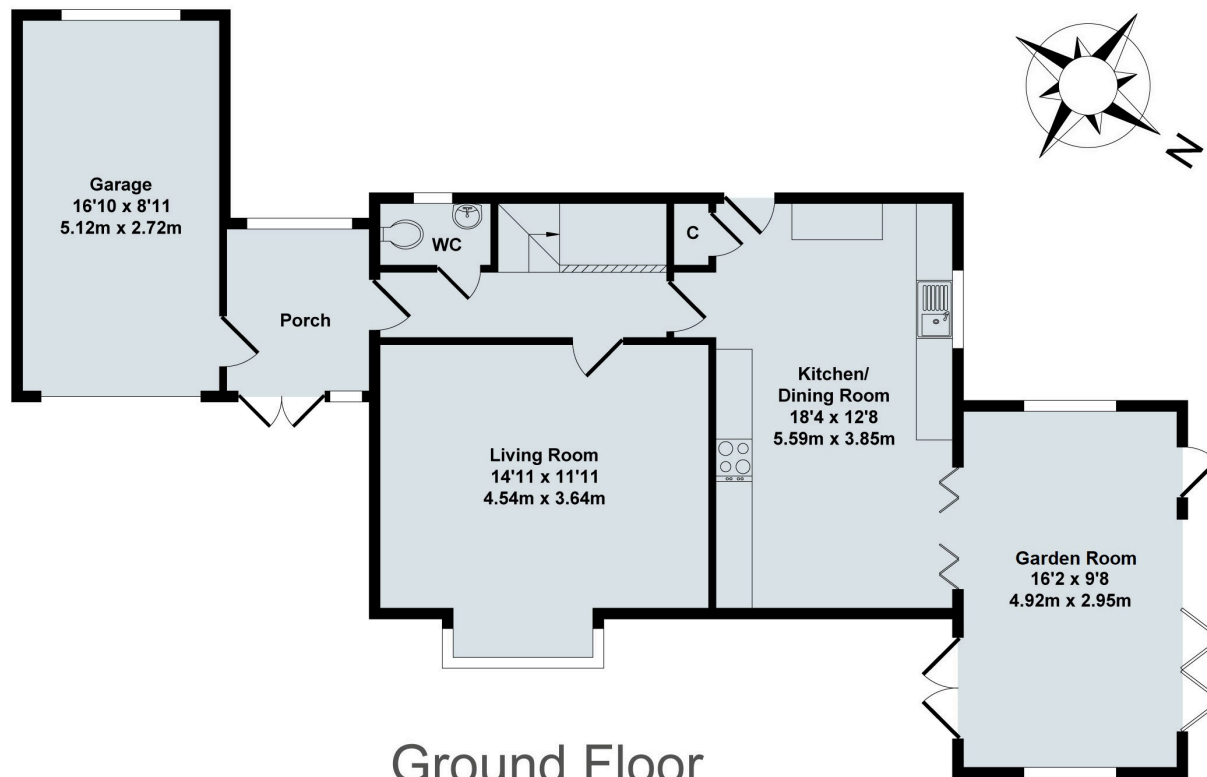
- Gas Central Heating
- Double Glazing
- Outside
- Garage
- Driveway Parking for 2 Cars
- Pleasant Low Maintenance Gardens

FIRST FLOOR

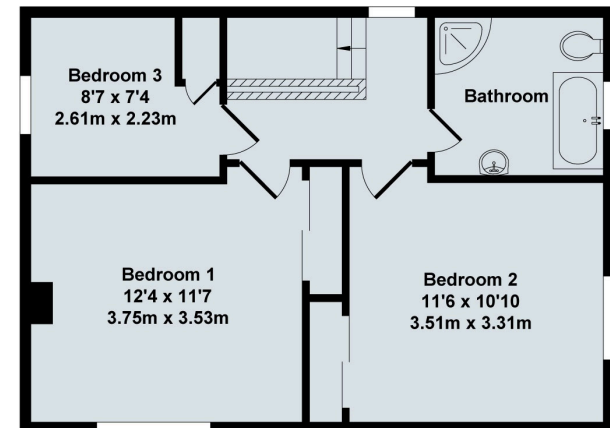
- Landing
- 3 Bedrooms
- Bathroom (with Bath and Shower Cubicle)

Price £450,000 Freehold
Council Tax Band : D
Current EPC Rating : 70/C





Ground Floor



First Floor

89 Broadmarsh Lane

Total Approx. Floor Area 1330 Sq.Ft. (123.60 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

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