



23 Busby Close
Stonesfield, Oxfordshire OX29 8EU

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An extended and well presented 3 bedroom detached chalet-style house, situated in a no-through road within this highly regarded village. The accommodation benefits from gas central heating and features a spacious living room (with direct access into the attractive rear garden), a dining area, study/bedroom 3, kitchen and utility/cloakroom, all on the ground floor, whilst on the first floor are 2 further bedrooms and a family bathroom. There is ample driveway parking to the front and useful storage to the side (within the extension). Council Band E. EPC Rating: 56/D. All mains services. Ultrafast broadband available. Mobile & data: O2- 77% performance (Source: Ofcom).

Stonesfield is a picturesque village situated between Witney, Woodstock and Charlbury, well positioned for train stations to Oxford and London. The village has amenities including a primary school, church and a local grocery shop

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Distances : Witney Market Square c. 7.9 miles / Hanborough Rail Station c. 5.9 miles / Oxford c. 12 miles / Woodstock c. 4.5 miles

Directions

Leave Witney via Hailey Road (B4022) and continue through the villages of Hailey and Finstock. Turn right to Fawler and continue on to Stonesfield. Turn right off The Ridings onto Pond Hill and then turn almost immediately left into Longore (which becomes Greenfield Road). Then right into Busby Close where number 23 is found ahead and marked by a Thomas Merrifield For Sale board.

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GROUND FLOOR

Entrance Hall

Living Room

Dining Area

Bedroom 3/Study

Kitchen

Utility/Cloakroom

Gas Central Heating

OUTSIDE

Attractive gardens

Ample Driveway Parking

No Through Road

Popular Village

FIRST FLOOR

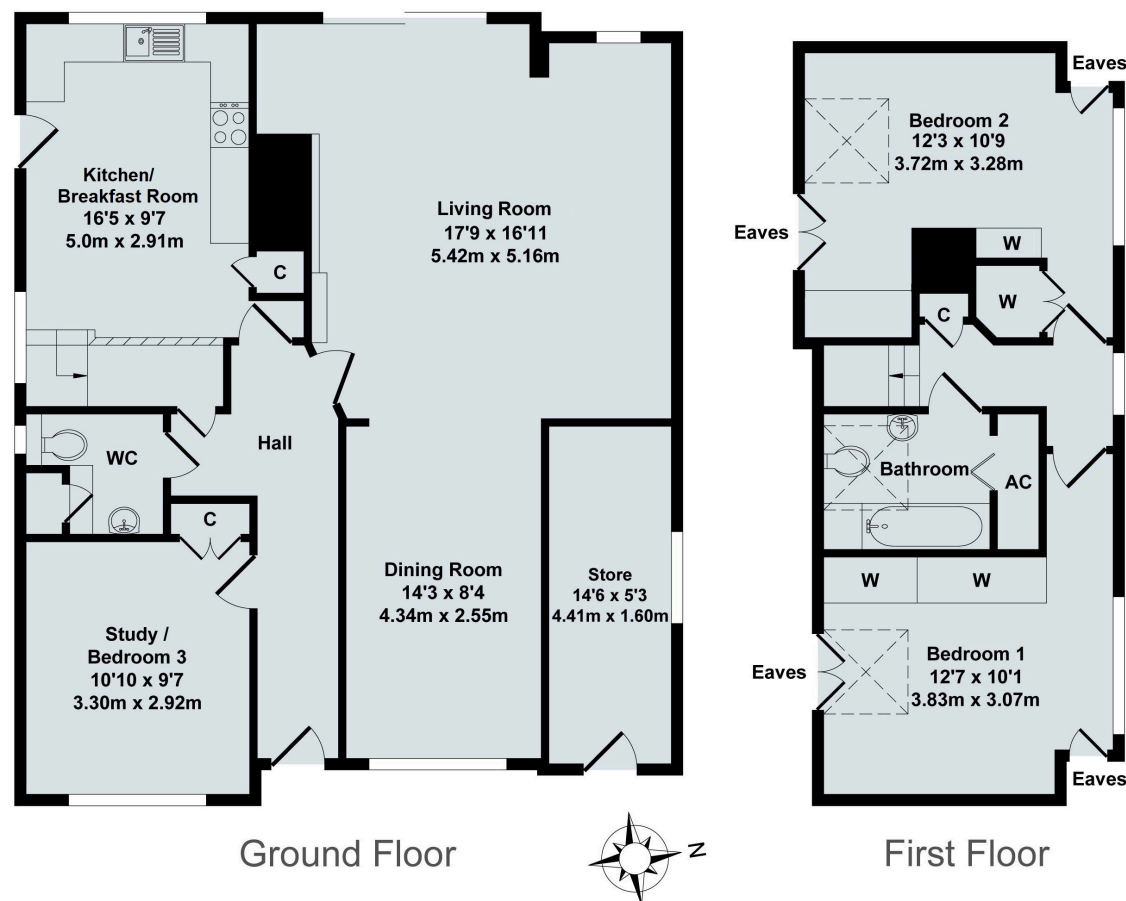
Landing

2 Further Bedrooms

Bathroom

Price £499,950 Freehold
Council Tax Band: E / EPC Rating: 56/D





23 Busby Close, Stonesfield

Total Approx. Floor Area 1278 Sq.Ft. (118.70 Sq.M.)

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

Contact:

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