



REBANDAN

Rebandan

Pitts Lane, Poffley End, Oxfordshire OX29 9UT

Rebandan, Pitts Lane, Poffley End, Oxfordshire

A detached bungalow set in large gardens, with a total plot size approaching 0.4 acre. The property has spacious rooms and a modern layout with accommodation to include an entrance hall, living room, conservatory, a large L-shaped kitchen/dining room, and a utility room, together with 4 bedrooms, a bathroom and shower room. The established gardens are an attractive feature, and include lawn areas to the front, side and rear, with the additional benefit of a long drive offering parking for several vehicles, and a brick built detached double garage, with a storage area above, and solar panels on its roof. In addition, there is a decked area, with a large modern outbuilding, which could be used as a home office. There is plenty of potential to extend the property, and there is planning consent to build a detached self contained 2 bedroom single storey annexe in the style of a detached bungalow in the garden to the side (expires November 2025), which could provide attractive ancillary living space for the family, or a relative.

Material Information: Sourced from Ofcom.

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, Three & Vodafone. Indoor: Good for EE.

Hailey is a pretty village set in lovely countryside, situated approximately 2 miles from Witney. There are various amenities within the village, including a highly regarded primary school, a recreation ground, a church and a public house.

Please note this is a property built before 2000, and as such it is possible that some building materials, for example Artex, may contain asbestos.

Directions

From Witney proceed along the B4022, Hailey Road towards the village of Hailey. Just before you reach Hailey village, turn right signposted Poffley End. Pass through Poffley End, to the far end of the village and the property is found on the left hand side.

10J25





ACCOMMODATION

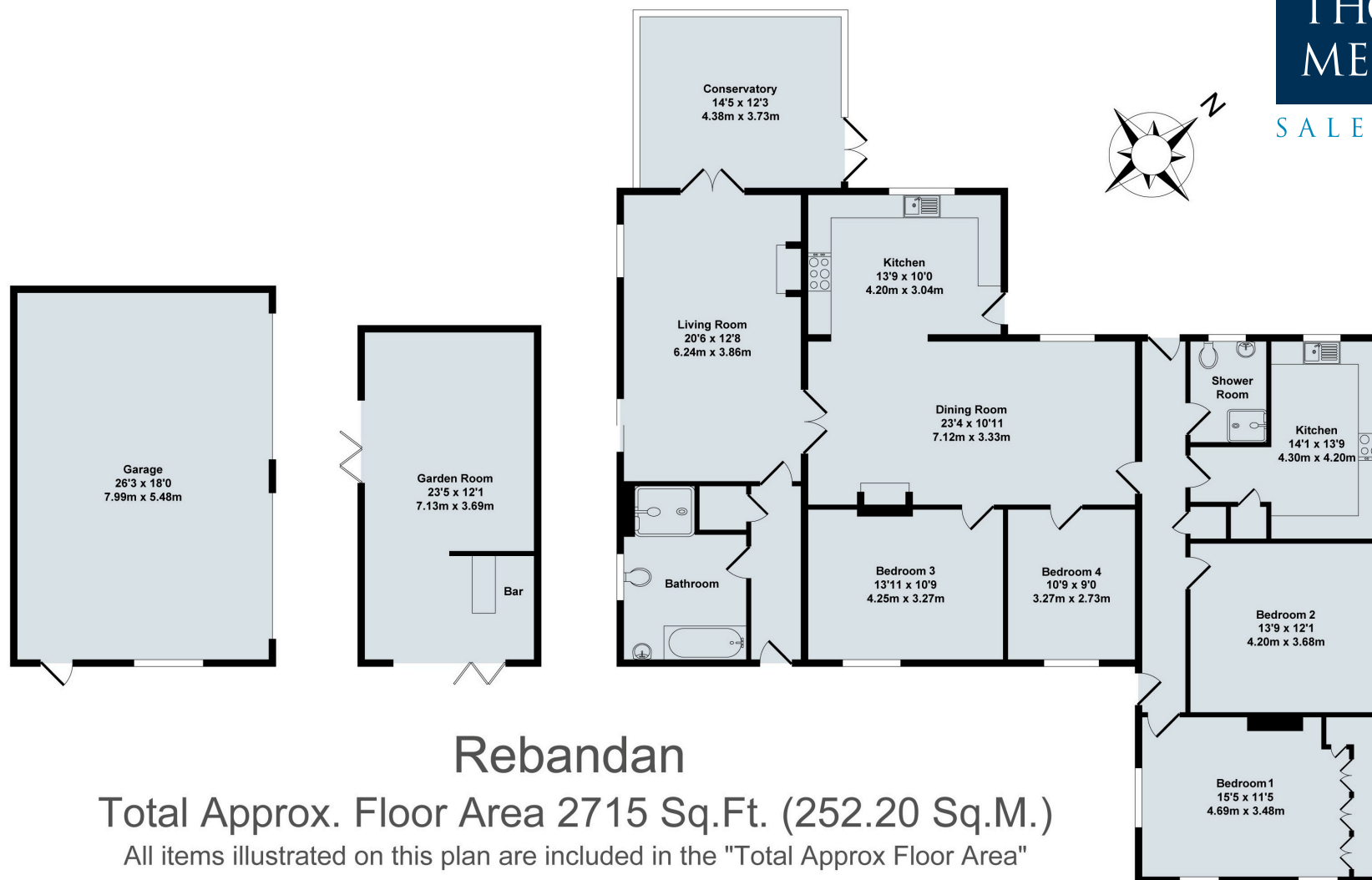
- Entrance Hall
- Living Room
- Kitchen/Dining Room
- Second Kitchen
- Conservatory
- 4 Bedrooms
- Bathroom
- Shower Room

OUTSIDE

- Total Plot Size Approaching 0.4 acre
- Established Gardens
- Driveway Offering Parking For Several Vehicles
- Brick Built Detached Double Garage
- Large Modern Outbuilding - could be used as a home office.
- Plenty of Potential To Extend
- Planning Consent To Build Detached Annexe (expires November 2025)

Price £865,000 Freehold
Council Band D. EPC Rating: Main House 76/C
Second Living Area 59/D





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.