



2 Chalcroft Close
Ducklington, Oxfordshire OX29 7TP

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Pleasantly situated on the front of a small, select cul-de-sac within this highly regarded village, a 3-storey semi-detached house with 3 double bedrooms, 2 of which benefit from en-suite shower rooms. The spacious accommodation has the advantage of gas central heating and double glazing and also features a cloakroom, a large living/dining room, a conservatory and a family bathroom. A garage is found to the rear with further driveway parking for about 2 cars. There is a lawn area to the front and a paved courtyard garden to the rear. EPC Rating: 76/C.

All mains services. Ultrafast broadband available. Mobile & data: EE, O2: 74% performance (source- Ofcom).

NB: There is a pedestrian right of way passing across the front garden to the adjacent property.

Distances: Witney Market Square c. 1.6 miles / Oxford c. 12.2 miles / Hanborough Station c. 8 miles / Burford c. 7.4 miles

Directions

Leave Witney via the A415 (Ducklington Lane) and continue through the traffic lights. At the roundabout take the 3rd exit into Ducklington Village. Chalcroft Close is found on the left hand side and number 2 is on the front, marked by a Thomas Merrifield For Sale board.

24125





Ground Floor

Entrance Hall

Cloakroom

Kitchen

Living/Dining Room

Conservatory

First Floor

Landing

Bedroom 1

En-Suite Shower Room

Bedroom 3

Family Bathroom

Second Floor

Landing

Bedroom 2

En-Suite Shower Room

Gas Central Heating

Double Glazing

Outside

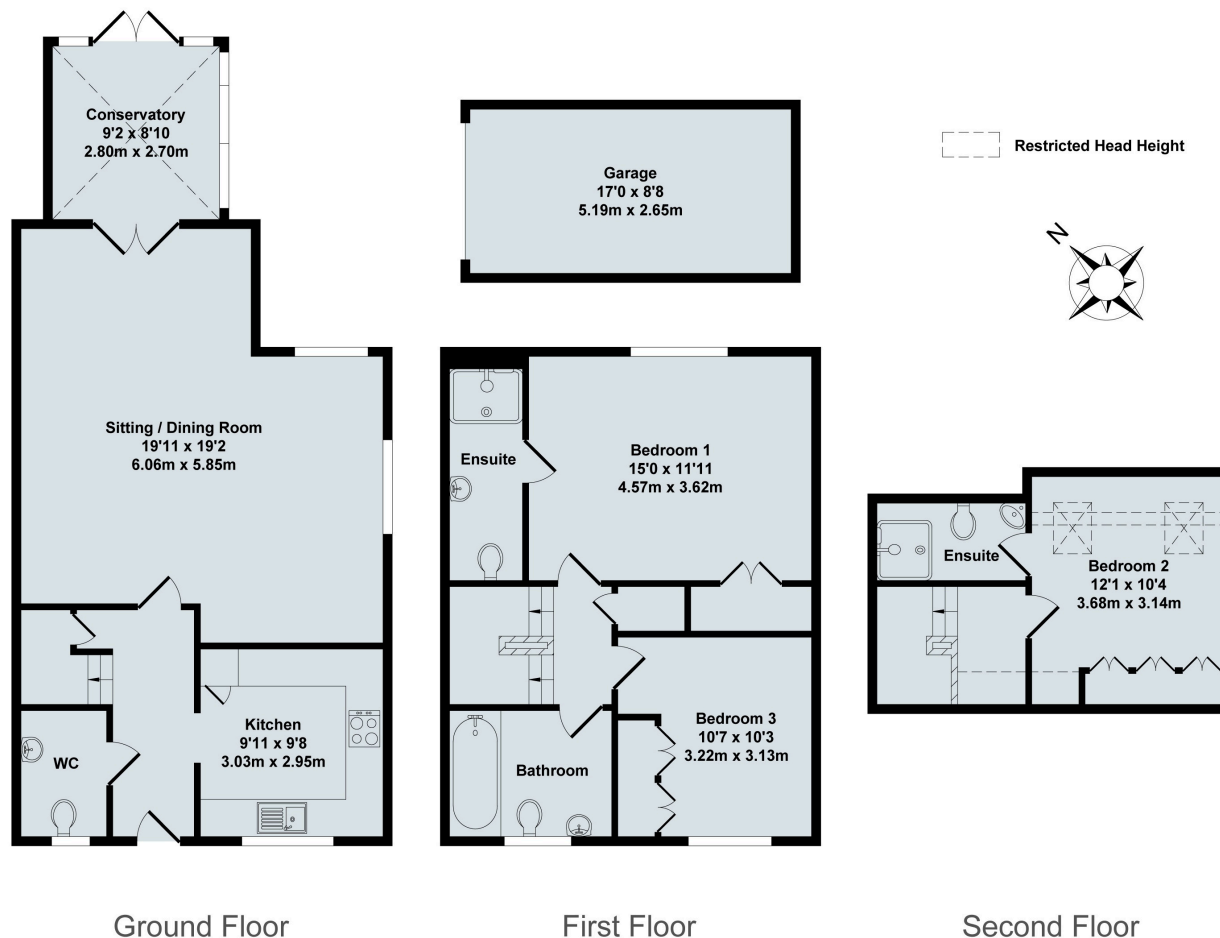
Garage to Rear

Driveway Parking c. 2 Cars

Front and Rear Gardens

Guide Price £475,000 Freehold
WODC Band : D
Current EPC Rating : 76/C





2 Chalcroft Close, Ducklington

Total Approx. Floor Area 1511 Sq.Ft. (140.20 Sq.M.)

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

Contact:

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