



9 Dovecote Place
Curbridge, Oxfordshire OX29 7AX

9 Dovecote Place, Curbridge, Oxfordshire OX29 7AX

A very appealing 4 bedroom detached family property, situated in this small select development in the village of Curbridge. The property is presented in excellent condition throughout, and has attractive accommodation, set in large, private west facing gardens. The spacious rooms include a hallway, cloakroom, double aspect living room, a utility room, kitchen/dining/family room with an island and integrated appliances, leading to a stunning orangery which opens onto the patio and gardens. To the first floor there are 4 bedrooms, the two main bedrooms have ensuites, in addition to 2 further bedrooms, and a family bathroom. To the front is a lawn, and a larger than average garage with driveway parking for 3 vehicles. The gas central heating is LPG and metered from a shared tank. Residents Communal Charge £200 p.a.

Material Information: Sourced by Ofcom. All mains are connected except gas. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone. Indoor: good for EE, O2 & Vodafone.

Directions

From Witney proceed along Corn Street, at the roundabout take the second exit onto Curbridge Road. At the next roundabout proceed onto A4095 towards Curbridge. On entering the village take the second right into Dovecote Place. Follow the road and the property can then be found on the left.

Curbridge

The village of Curbridge is only 2 miles from Witney, and is well positioned for the A40 to Oxford and Burford. There is an excellent bus service to Oxford, that runs all day and into the evening. The Lord Kitchener Pub is in the process of being refurbished, and could reopen in 2026. Nearest train station is Long Hanborough, to Oxford (10 mins), and London Paddington (1 hour 5 mins).

Draft details - may be subject to alterations. 13J25





GROUND FLOOR

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining/Family Room
- Utility Room
- Orangery

FIRST FLOOR

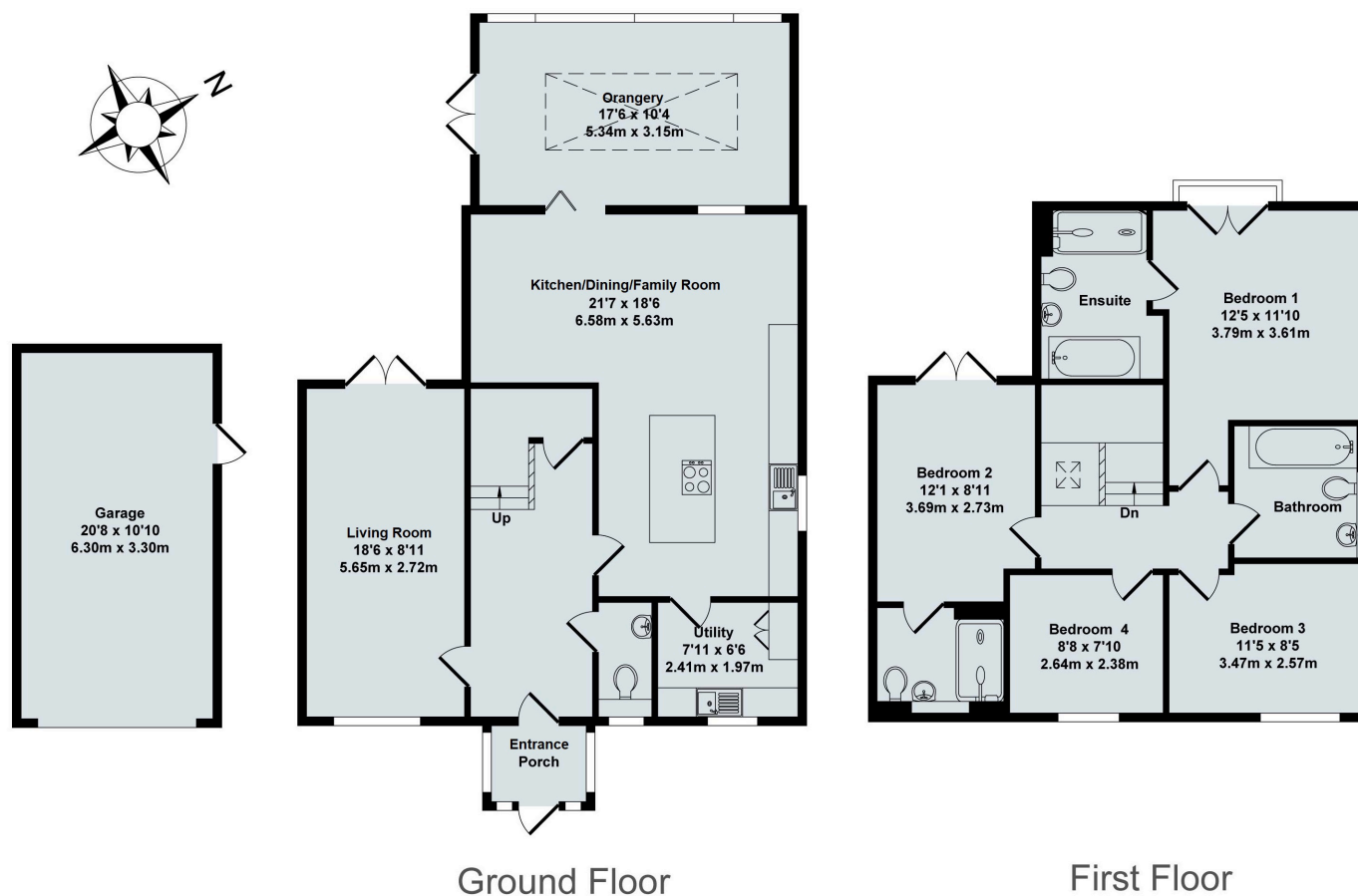
- 4 Bedrooms
- 2 Ensuites
- Family Bathroom

OUTSIDE

- Larger Than Average Garage
- Driveway Parking For 3 Vehicles
- Large Private Rear Garden
- Front Garden
- Residents Communal Charge £200 p.a.

Price £695,000 Freehold
WODC Tax Band E / EPC Rating: 76/C





Ground Floor

First Floor

9 Dovecote Place

Total Approx. Floor Area 1847 Sq.Ft. (171.5 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

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.