

1 Abbey Street, Eynsham,  
Oxfordshire, OX29 4TB  
Tel: 01865 880697 / 01993 851881  
eynsham@abbeyprops.com  
[www.abbeyprops.com](http://www.abbeyprops.com)



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**Standlake Road  
Ducklington, Oxfordshire**

**Guide Price £325,000**

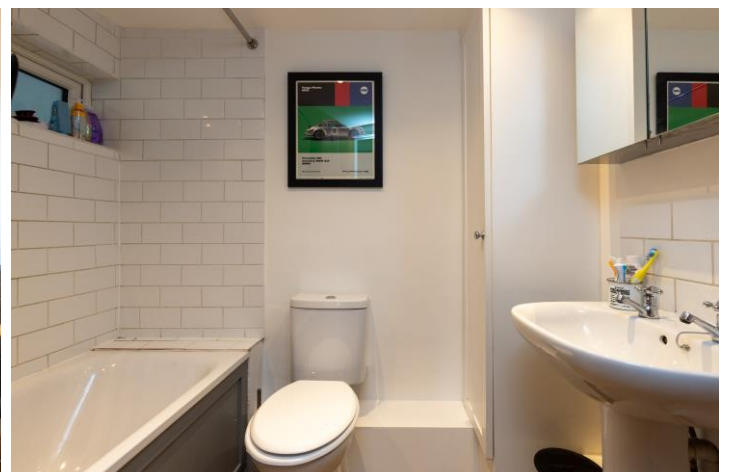


## Standlake Road, Ducklington, Witney, Oxfordshire, OX29 7UY

### Guide Price £325,000

### Freehold

A delightful 2 bedroom character cottage presented in good decorative order with a stylish interior and off-road parking, on the edge of this popular village just outside Witney. The accommodation comprises beamed sitting room with stove, ground floor Bathroom, period style kitchen with integrated appliances and 2 double bedrooms. A low maintenance rear garden leads to a large and very useful garden store with light & power. Features of the property include a well fitted kitchen, modern white bathroom suite, latch internal doors, double glazing and electric central heating. The property is a short walk from the village primary school, pub, church, duck pond, and footpaths leading to the Witney Lake and Country Park. The village borders the large Market Town of Witney, lying just north of the A40 and easily accessible.



## SITUATION

Ducklington is on the southern edge of Witney, just off the A415 Witney to Abingdon Road. The village is centered around its historic duck pond overlooked by St Bartholomew Church, it has one public house: The Bell, and a sports and social club. Ducklington has hosted several flower and garden shows and is notable for the rare fritillary flower. The former tithe barn is now the village hall where many community events take place. The village has a recreational ground, and a Primary school with separate nursery.

## DIRECTIONS

Approaching Witney from the south (A415) take the turning on your right signposted Ducklington Mill, and the row of cottages will be found on your right as you approach the village of Ducklington. From Witney, take the turning on your left for Ducklington off the A415 passing the Primary School. Turn right at the T-Junction and the Cottage will be found on your left as you near the village edge.

## THE ACCOMMODATION

### Sitting Room

Attractive plank style flooring, wood-burning stove housed in a brick chimney breast, exposed ceiling timbers, staircase to first floor, window to front.

### Inner Hall

Old fireplace feature, stone flooring continuing into the kitchen, airing cupboard housing hot water cylinder and electric boiler.

### Bathroom

Modern white suite of panelled bath with tiled surround and shower over, pedestal basin, WC, chrome towel rail.

### Kitchen

Period style base and wall units, timber worktop, inset sink and tiled splashback, electric oven, gas hob with feature extractor hood, microwave, fridge. Window and part-glazed door to rear garden.

## On the first floor

### Landing

Access to roof space.

### Bedroom 1

Window to front with open view, fitted wardrobe/storage.

### Bedroom 2

Exposed ceiling timbers, built-in storage, window to rear.



## OUTSIDE

### Rear Garden

Low maintenance, landscaped garden, enclosed by close board fencing and arranged with patio, a combination of gravel, stone chippings and a pebble covering, with path leading to a large, insulated garden store with electric light, power and roof storage. Weather-protected housing for washing machine.

Note: Pedestrian right of access via the archway including a right for No.65.

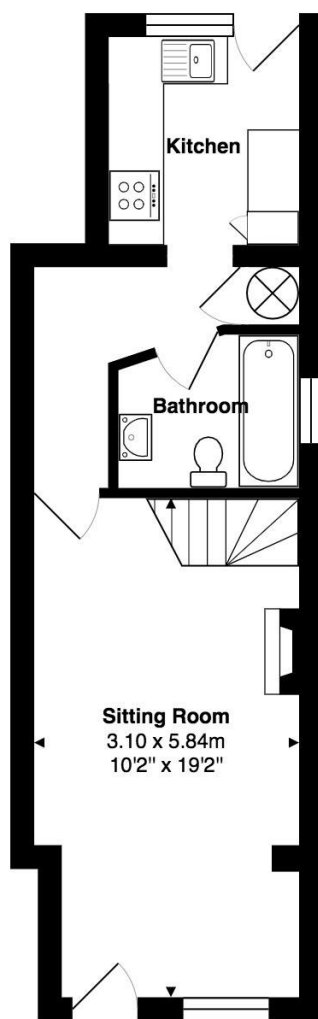
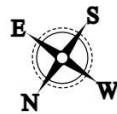
### Parking

Gravelled parking at the front.

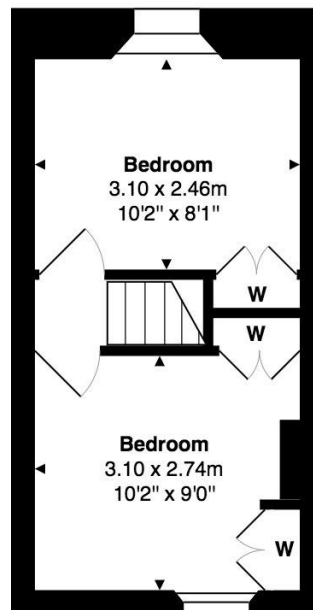
### COUNCIL TAX

West Oxfordshire District Council - Band C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	27 F	
1-20	G		



Ground Floor



First Floor

Approx. Gross Internal Area: 52.7 m<sup>2</sup> ... 567 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such.

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