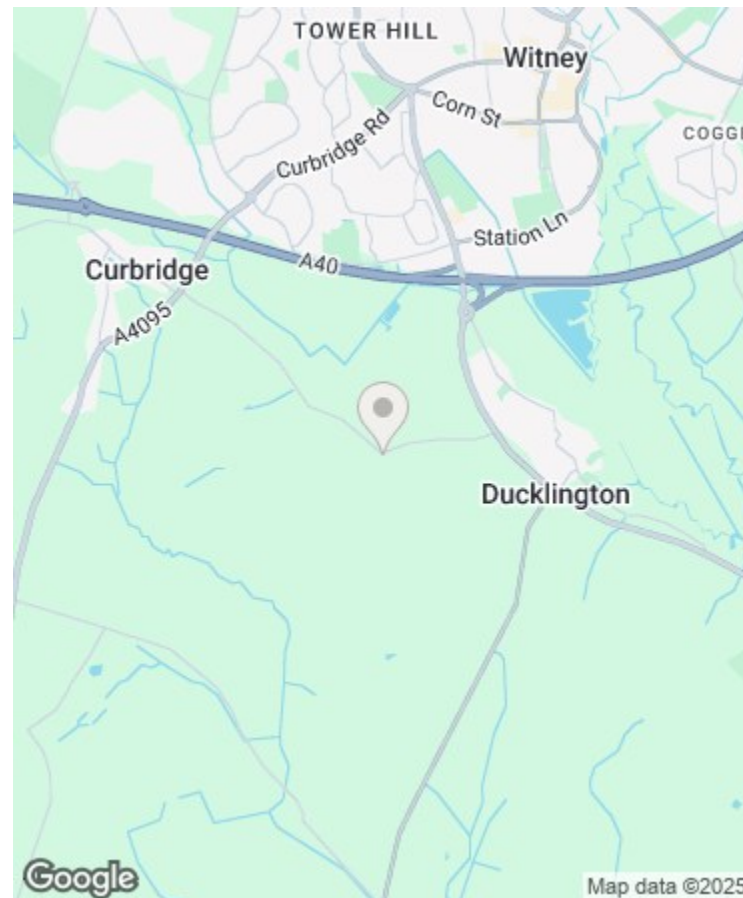




THE COTSWOLD LETTING AGENCY

BETTER BY FAR



## Directions

## Viewings

Viewings by arrangement only. Call 01993 684572 to make an appointment.

## EPC Rating

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



## The Annex at Oxleaze Course Hill Lane, Ducklington, OX29 7YL

£2,500

- Stunning two-bedroom annex
- Located just outside the quaint village of Ducklington
- Nestled in the wonderful Cotswold Countryside with peaceful surroundings and glorious views.
- Immaculately presented 2-bedroom property, wonderfully designed and furnished throughout
- A fantastic rural location, positioned down a private drive.

# The Annex at Oxleaze Course Hill Lane, Ducklington

OV20 7VI

This stunning two-bedroom annex is located just outside the quaint village of Ducklington, just 1 mile from the market town of Witney - a bustling town with great access to a range of shops, boutiques and delightful eateries. The Annex at Oxleaze adjoins the main house and is nestled in the wonderful Cotswold Countryside with peaceful surroundings and glorious views. Whether you are looking to escape the city, recharge or experience the delights the Cotswolds have to offer, the Annex at Oxleaze provides you a place of comfort, character, and convenience.

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Council Tax Band:



The Annex at Oxleaze is an immaculately presented 2-bedroom property, wonderfully designed and furnished throughout. The annex enjoys a spacious yet cosy feel ideal for couples and families for that 'home from home' feel, fully equipped with all the essentials.

This Gorgeous barn conversion has been beautifully furnished, offering impressive accommodation over two floors. There is a good size open plan kitchen diner that leads through to the wonderfully designed snug sitting room which displays its modern take on country vintage decor, featuring a grand open fireplace. The upper floor consists of two double bedrooms with en suites.

The annex adjoins Oxleaze Barn, in a fantastic rural location, positioned down a private drive. This Idyllic spot is immediately surrounded by farmland, yet still centrally located to the market towns of Witney, Burford and Bampton. A great launchpad to explore the Cotswolds countryside.

Price excludes bills.