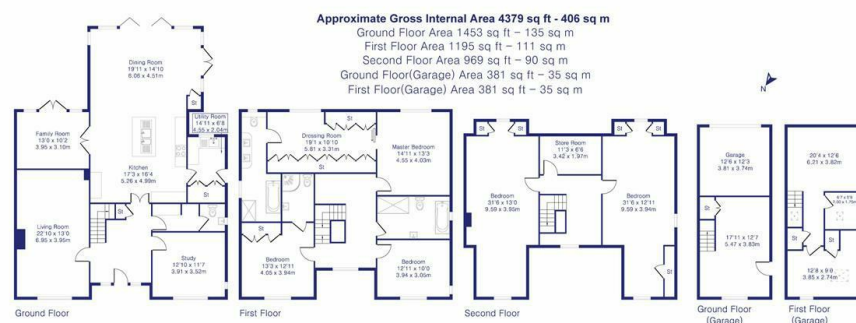




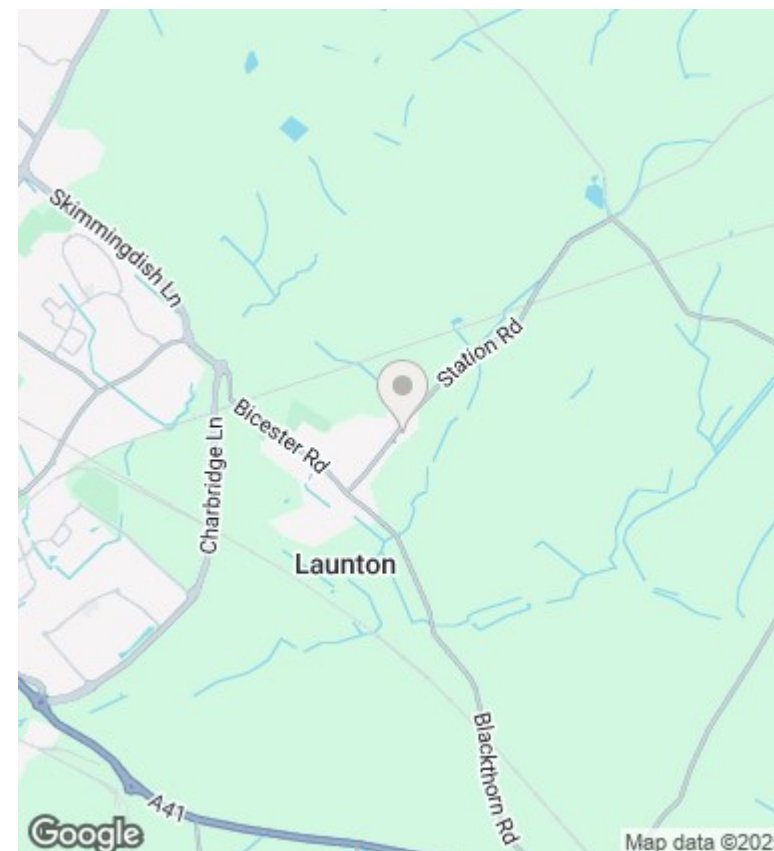
## Orchard View Station Road, Launton, OX26 5DX

£4,500 - 1st July 2025.

- Stone built five bedroom detached house
- Large dressing room to master bedroom
- Ample off street parking
- Mains electricity and water
- Exceptionally spacious and finished to a high standard
- Air source pump heating
- EPC rating C
- Four bathrooms
- Gardens with two storey garage/outbuilding
- Council Tax Band G



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Directions

## Viewings

Viewings by arrangement only. Call 01869 226888 to make an appointment.

## Council Tax Band

G

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	79	84
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	