



**Church Street, Ducklington Witney OX29 7UT**



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## **Church Street, Ducklington Witney**

Situated within a highly popular village location sits this deceptively spacious barn conversion which offers superb character throughout. Briefly comprising kitchen/diner, utility area, living room, three bedrooms, two bathrooms, an enclosed rear garden and driveway parking!

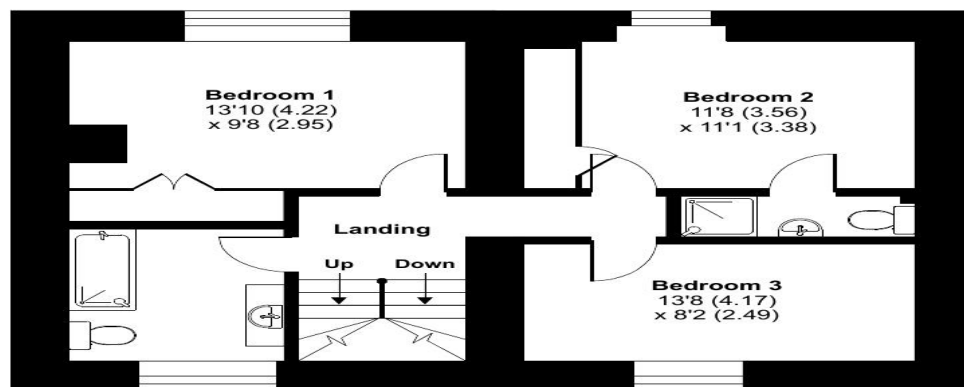


# Tallet Barn, Church Street, Ducklington, Witney, OX29

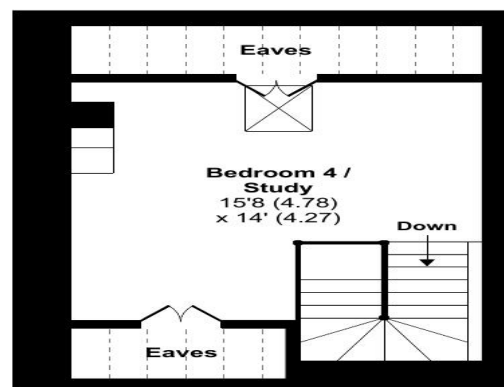


Denotes restricted head height

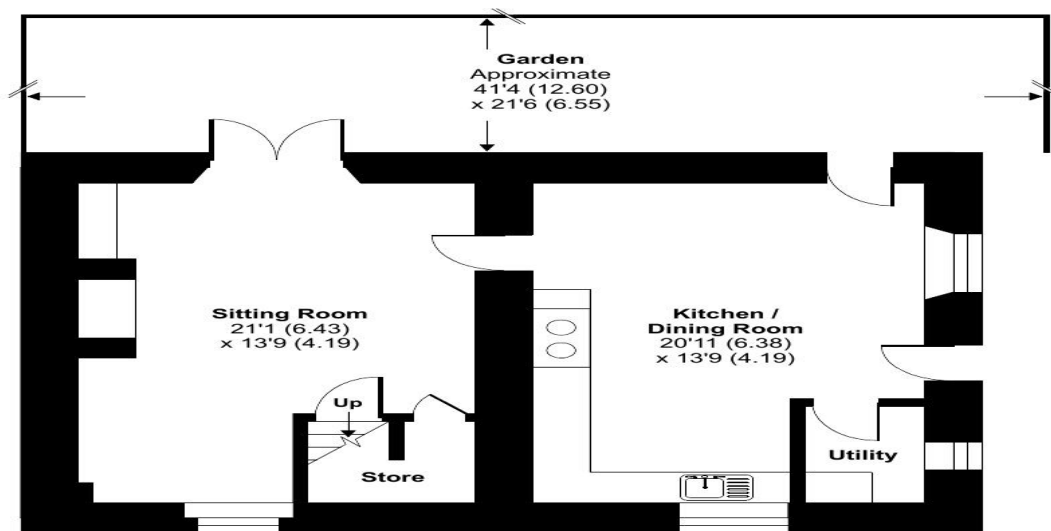
Approximate Area = 1496 sq ft / 139 sq m  
 Limited Use Area(s) = 83 sq ft / 7.7 sq m  
 Total = 1579 sq ft / 146.6 sq m  
 For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

## Kitchen/Diner

20' 11" x 13' 8" ( 6.38m x 4.17m )

## Utility Room

6' 4" x 4' 3" ( 1.93m x 1.30m )

## Living Room

13' 10" x 21' ( 4.22m x 6.40m )

## Landing

## Bedroom One

11' 1" x 11' 9" ( 3.38m x 3.58m )

## Bedroom Two

9' 8" x 13' 9" ( 2.95m x 4.19m )

## En-Suite Shower Room

## Bedroom Three

13' 8" x 8' 2" ( 4.17m x 2.49m )

## Loft Room / Study

14' 1" x 15' 8" ( 4.29m x 4.78m )

## Family Bathroom

## Rear Garden

## Driveway



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñhecom 2024. Produced for Allen & Harris. REF: 1218994

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## Church Street, Ducklington Witney

- Barn Conversion Set Within An Idyllic Location
- Kitchen/diner
- Living Room
- Three Bedrooms
- En-Suite to Bedroom two & Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: E

offers in excess of

**£625,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WIT105951 - 0023

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