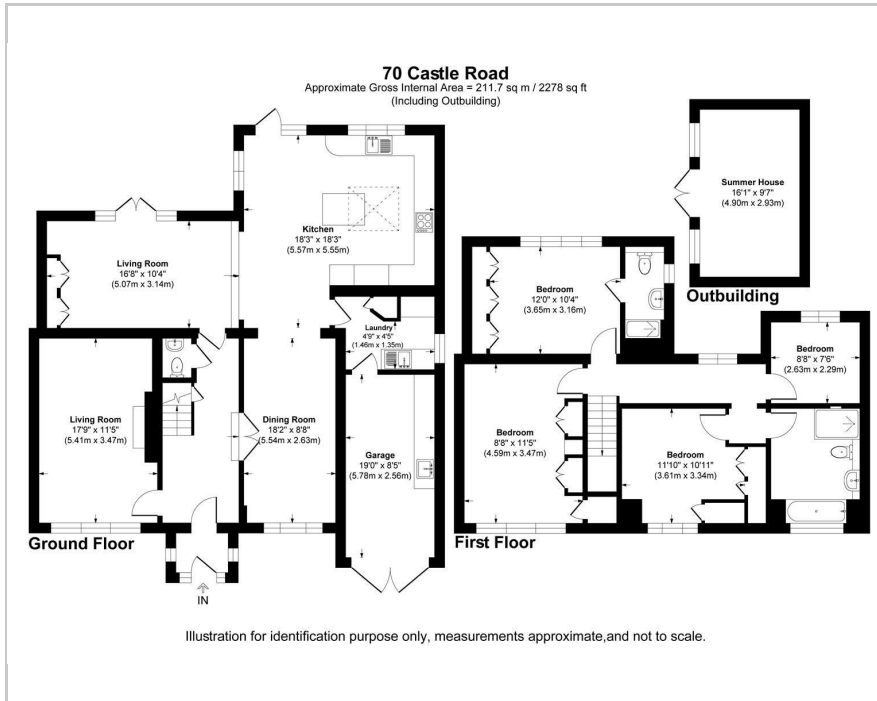




Ingleby , OX20 1EQ
Guide Price £995,000

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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

A perfectly located stylishly interior designed detached house set in an 'A' grade village location to the north west of Oxford.

Accommodation

- A special detached house on the periphery of the village
- Set in private 0.12 acre gardens
- Internal volume c.2278 sq ft / 212 m²
- 4 Reception rooms
- 4 Bedrooms
- 2 Bath / Shower rooms
- An impressive 'social' kitchen space
- Short walk to the first class village 'gastro' pub
- Community village shop
- Woodstock 2 miles away and Oxford just under 11 miles away

DIRECTIONS: From Oxford proceed North on the Banbury Road passing through Kidlington. Proceed past Oxford airport runway on your left and continue on through the first crossroads and at the Blethingdon / Woodstock / Wootton / Glympton crossroads turn left and head for Wootton village and you will eventually see The Killingworth Castle pub ahead of you before which you turn left in to



Energy Efficiency Rating		Current	Potential
Very energy efficient - best ranking class	A		
Energy efficient	B		
Decent energy efficiency	C		7.5
Below average energy efficiency	D		6.1
Low energy efficiency	E		
Very low energy efficiency - worst ranking class	G		
<small>Minimum energy efficient - target ranking class</small>			
<small>England & Wales EU Directive 2002/91/EC</small>			