

11 MIDDLETOWN

HAILEY OX29 9UA

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An extended family home occupying a prime spot within this popular village close to countryside walks and just a short drive from the centre of Witney. The spacious, extended accommodation includes a wonderful open plan kitchen/dining room that flows through to a fabulous family room overlooking the garden. The kitchen is fitted with a wide range of modern units, integrated appliances with additional space for white goods and the island with stools creates a great breakfast space. The roof lantern in the dining area allows natural light to fill the entire room. The sitting room is a cosy place for family relaxing and the family room to the rear of the property is superb additional living space.

Externally, the generous rear garden affords a good degree of privacy with a good size lawn and patio ideal for alfresco entertaining. The driveway parking is an additional attribute and this is a superb opportunity to enjoy village life.

GUIDE PRICE

£400,000



3



2



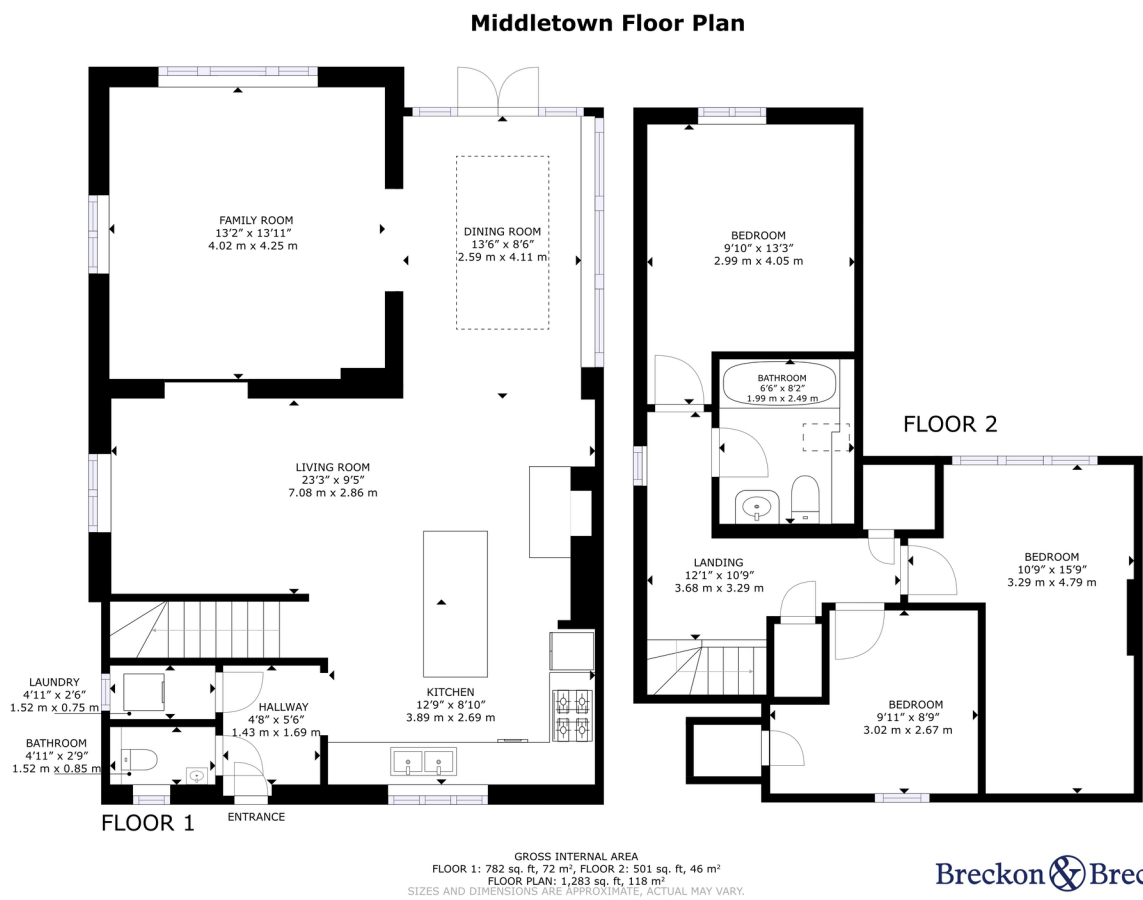
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Enclosed







Council Tax:
Band D - £2,295.10

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“ LOCATION COMMENT

Hailey is a village about 2 miles north of Witney on the B4022 to Finstock/Charlbury. The village has a public house, the Lamb and Flag whose building dates from the 17th century. There is a primary school, church, cricket club and Witney Rugby Football Club has its ground in Hailey. A local bus service runs through the village and the main railway station with direct line to London/Paddington is approximately 5 miles north.



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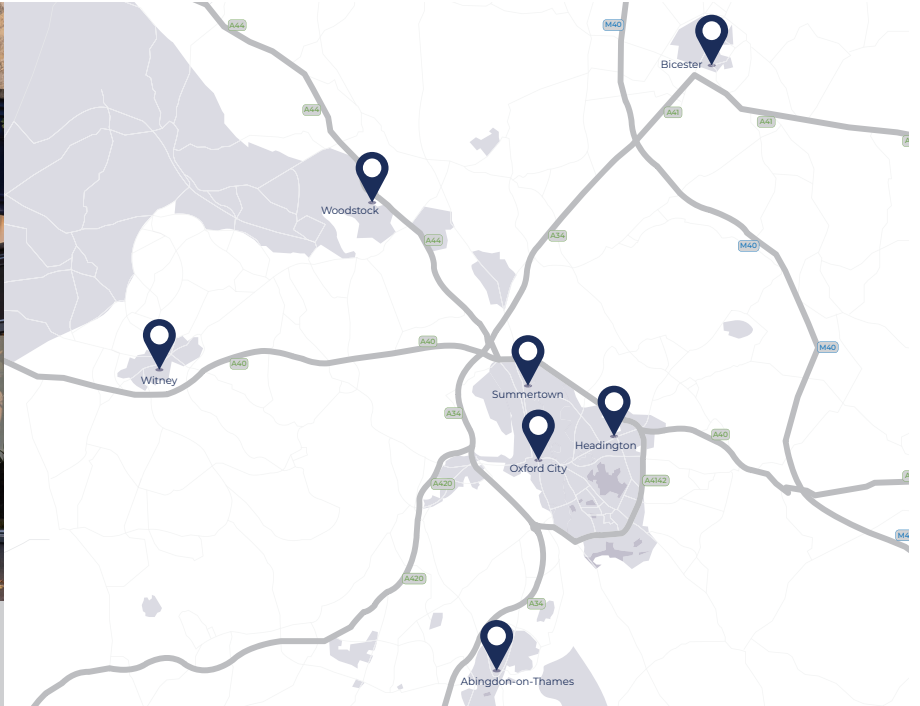
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