

# COTSWOLD DALE

40 RACK END, STANDLAKE OX29 7SB

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Nicely positioned close to the heart of this thriving village an individual and attractive beautifully presented bungalow. The current owners have carried out an extensive programme of refurbishment throughout and this really is a home ready to move into. The spacious accommodation includes a fantastic kitchen/breakfast room fitted with an extensive range of units and breakfast bar which is handy for quick meals. The more formal dining area offers ample room for the family to gather and enjoy the lovely outlook across the garden. The sitting area is dual aspect and enjoys an abundance of natural light with a super open fireplace. plus conservatory opening to the rear garden. Three double bedrooms are served by the luxurious shower room.

The delightful gardens afford good privacy. The driveway, single garage are further attributes. Overall, a wonderful opportunity to enjoy village life in this immaculate bungalow yet it's just a short drive to the bustling market town of Witney.

## GUIDE PRICE

**£700,000**

 **3**

 **3**

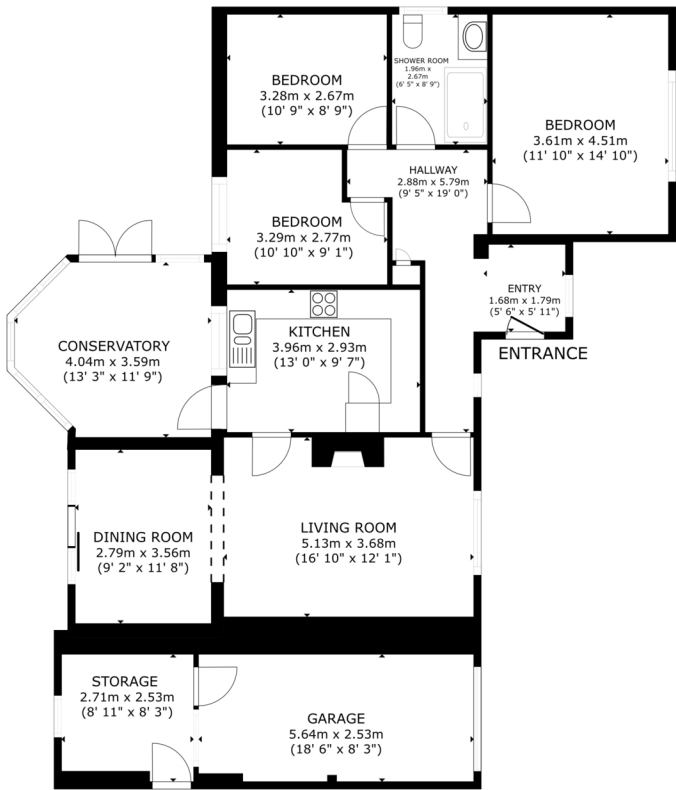
 **1**

  
**Generous**









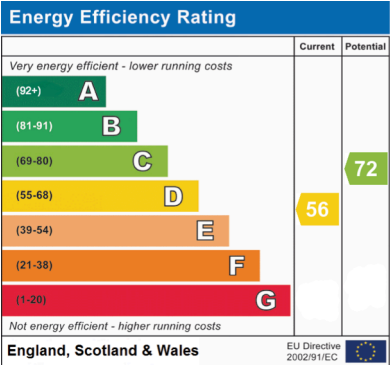
GROSS INTERNAL AREA  
FLOOR PLAN 123.3 m<sup>2</sup> (1,327 sq.ft.)  
EXCLUDED AREAS : GARAGE 14.7 m<sup>2</sup> (159 sq.ft.)  
TOTAL : 123.3 m<sup>2</sup> (1,327 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band E - £2,908.22

**Parking:**  
Garage & Driveway

**Local Authority:**  
West Oxfordshire District Council





# “LOCATION COMMENT

*Standlake is a very desirable village situated near the River Windrush and provides amenities including a church primary school a grocery shop and a public house. The centre of the village has a small green and attractive period properties along Rack End and High Street. The village is conveniently situated between Witney Abingdon Oxford and Swindon with excellent road access. Nearest train stations are Oxford Didcot Oxford Parkway and Long Hanborough*





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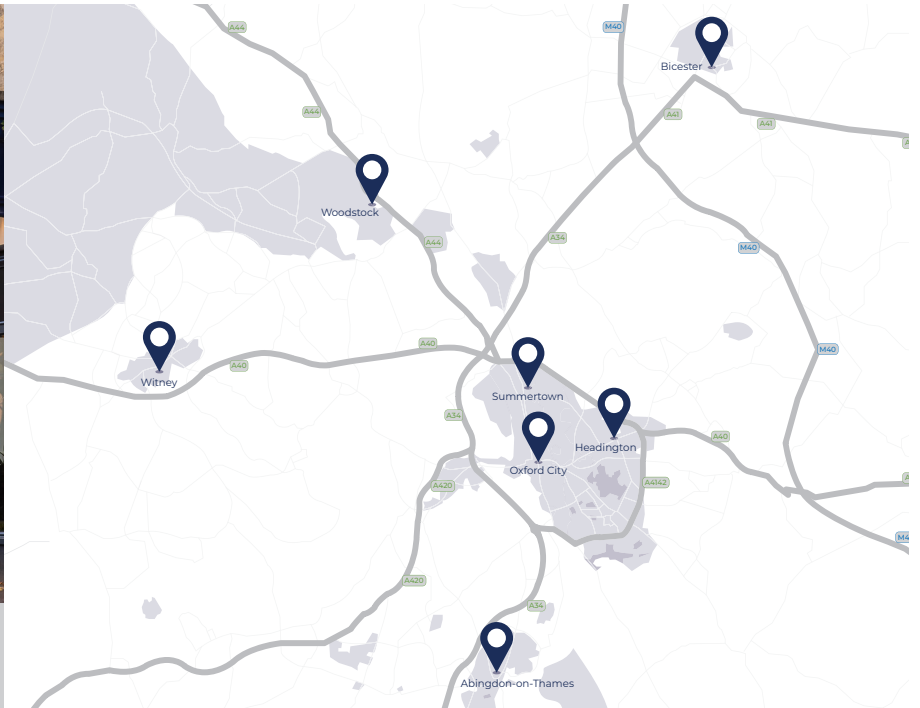
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FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
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