

HAWKSLEY HOUSE

LEW ROAD, CURBRIDGE OX29 7PD

Hawksley House

Lew Road, Curbridge OX29 7PD

Located in the desirable village of Curbridge, just a short drive from Witney, this wonderful property was built by Abbeymill Homes in 2023 and enjoys an edge of village setting with its scenic countryside walks all around. This attractive family home offers stylish and beautifully presented accommodation across two floors including an open plan, contemporary fitted kitchen/dining/family area which is a truly wonderful centre point creating a fabulous social space, ideal for entertaining. The light-filled dining/family area is a super place to take in the view through the bi-fold doors to the garden. The sitting room is a fabulous area for family relaxing and enjoys plenty of natural light through doors to the garden.

Delightful and generous gardens are enclosed providing a safe space for children and pets alike, the wonderful terrace is a superb spot for alfresco dining. The driveway offers private parking for four cars, plus a single garage.

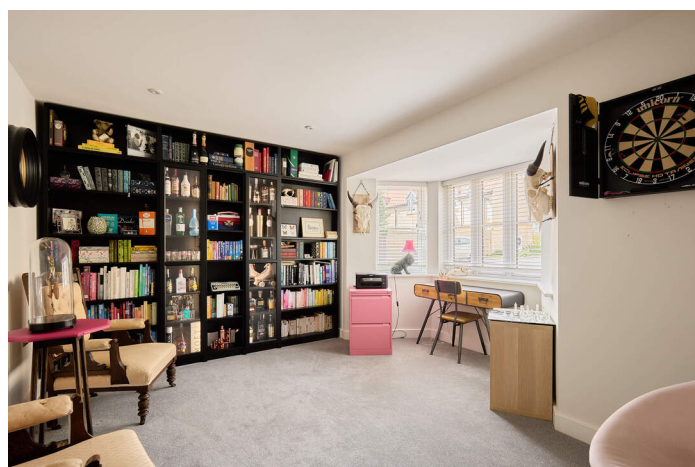
GUIDE PRICE

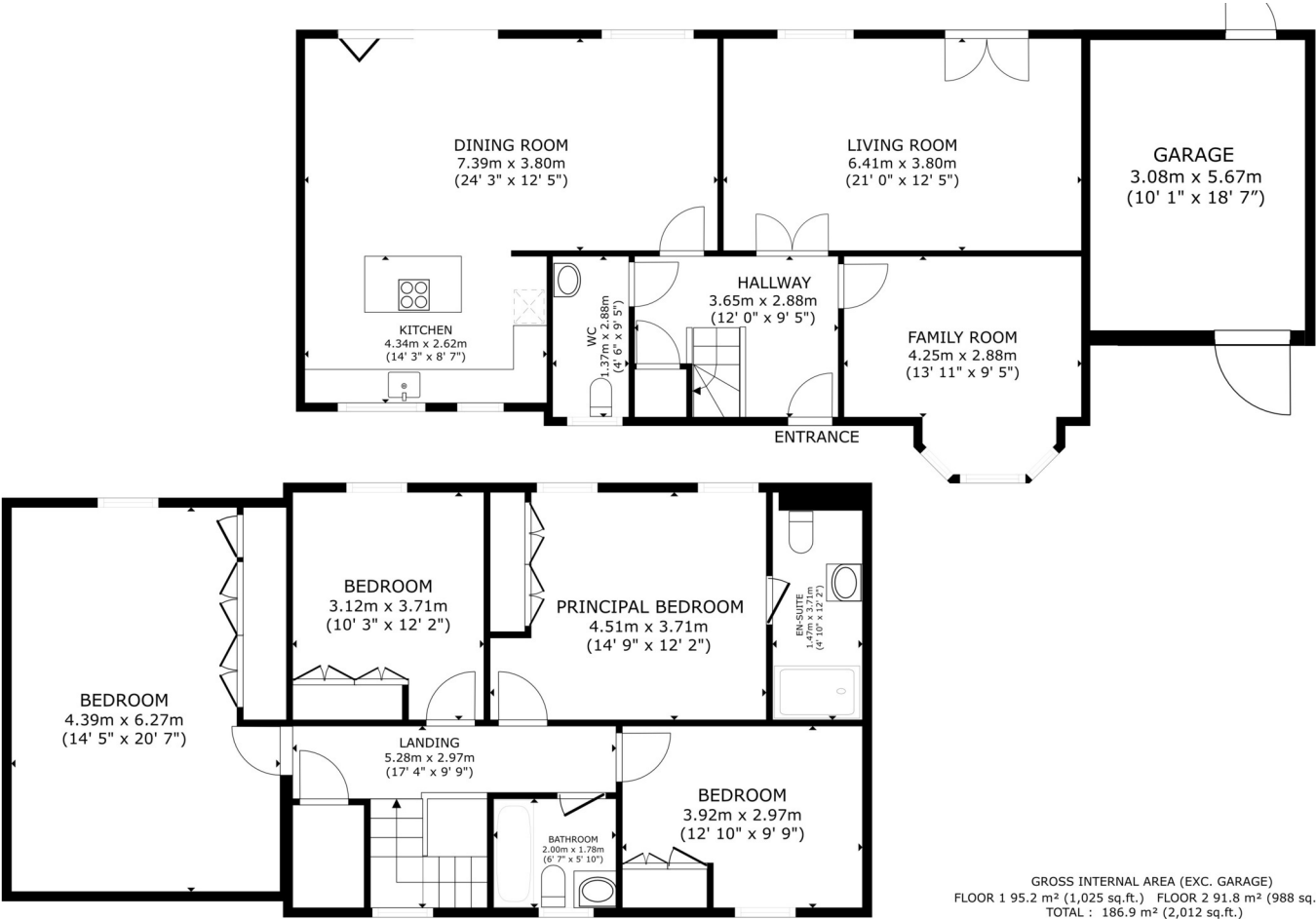
£800,000



Enclosed







Council Tax:
Band F - £3,434.9

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	92	92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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

Curbridge is a small village less than two miles to the south west of Witney comprising a mix of property styles including typical stone built cottages, barn conversions, more modern property, and an attractive new development. All the excellent amenities in Witney are near at hand and Curbridge is well located for access to the A40 for travel to Oxford to the East or Cheltenham to the West.



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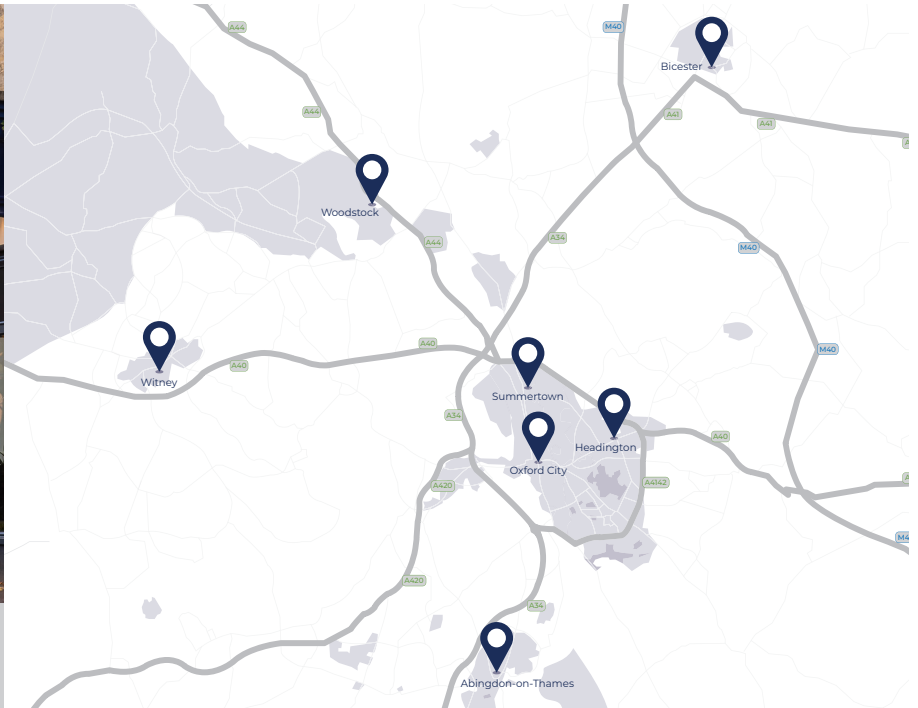
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