



## WILLOUGHBY FIELDS, FREELAND, OX29 8JB

Guide Price £220,000 Leasehold

'A WELL PRESENTED TWO BEDROOM DUPLEX APARTMENT LOCATED IN A QUIET DEVELOPMENT IN FREELAND'

- Council Tax Band B
- Open plan living
- Rural views
- Communal garden
- Excellent travel links
- Duplex apartment
- Length of Lease: 982 years
- Two parking spaces
- Annual Service Charge £1040
- EPC Rating C

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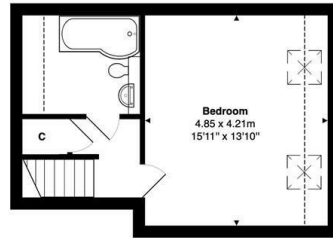
## CONTACT

### Flowers Estate Agents

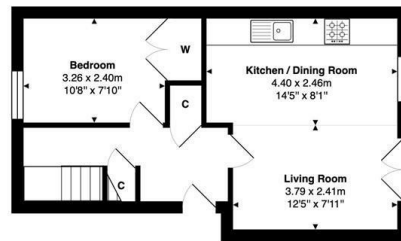
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Second Floor



First Floor

Approximate Gross Internal Area  
72.1 m<sup>2</sup> ... 776 ft<sup>2</sup>



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by EB Property Services, www.ebps.co.uk

A well presented two bedroom duplex apartment in a quiet and friendly development with excellent travel links.

Spacious and full of natural light, the open-plan kitchen/dining area boasts enviable views across open fields and the pleasant communal garden to the rear. The property offers two bedrooms, the second with a built in wardrobe. Both bedrooms are serviced by the main family bathroom.

Outside the property benefits from two parking spaces and a peaceful and well managed communal garden.

The village of Freeland is conveniently located within easy reach of the A40 which runs between Oxford and the market town of Witney, so is well located for commuters and shoppers alike. It is a short drive or cycle ride from the train station in the neighbouring village of Long Hanborough which provides links to Oxford and London. Freeland has a popular primary school and lies within the catchment area for the well-respected Bartholomew secondary school in Eynsham. It has a village hall and a local pub, The Oxfordshire Yeoman, and a further choice of pubs can be found in Long Hanborough along with a large Co-op store.

| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## FURTHER PROPERTY INFORMATION

**Local Authority:**  
WODC

**Council Tax Band:** B

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