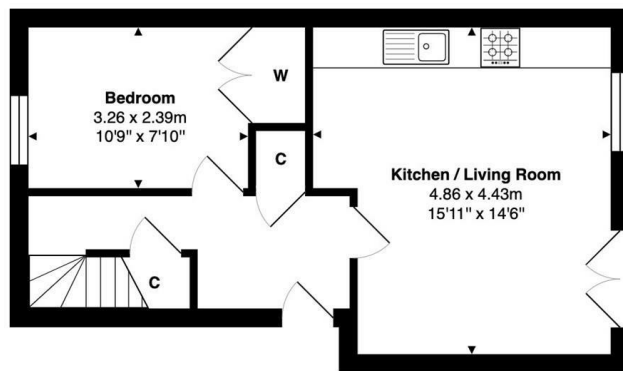


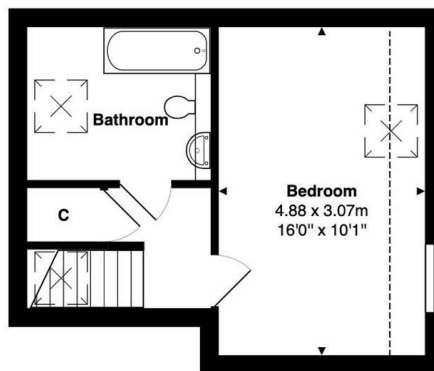


FLAT 10, WILLOUGHBY FIELDS, WROSLYN
ROAD, FREELAND, OX29 8JB

FLOWERS 
ESTATE AGENTS



First Floor



Second Floor

Reduced headroom (less than 1.5 m / 5 ft)

Approximate Gross Internal Area

65.6 m² ... 706 ft²

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 E8 Property Services. www.e8ps.co.uk





Flat 10, Willoughby Fields, Wroslyn Road, Freeland, OX29 8JB

Leasehold

- Duplex two-bedroom apartment
- Rural views
- Two parking spaces
- Council tax band B
- Open-plan living accommodation
- Communal garden
- Excellent travel links
- EPC grade C

A generously proportioned two-bedroom duplex apartment situated centrally within the desirable village of Freeland.

Well presented throughout, the property is spacious and full of natural light. The open-plan kitchen/dining area offers idyllic 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. Awaiting EPC grade.



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.

' A WELL PROPORTIONED DUPLEX TWO BEDROM APARTMENT SITUATED IN THE HEART OF THE COVETED VILLAGE OF FREELAND '



CONTACT

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Energy Efficiency Rating

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

Local Authority:
Council Tax Band:

These details are prepared for the convenience of prospective purchasers, and are a general outline for guidance. They do not constitute parts of an offer or contract. All descriptions, dimensions, references to permission for use or occupation, and any other details, are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of these details. Photographs contained in these details may have been taken with a wide angle lens.

