



Brackenwood

Delly Hill, Hailey, Oxfordshire OX29 9TU

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A large 4 bedroom detached house, set well back from the road in substantial and mature gardens, offering significant space surrounding the property within its plot. The living space includes an entrance hall, 3 receptions, a kitchen, large conservatory and a utility room, together with 4 bedrooms, an ensuite and family bathroom on the first floor. There is a large loft space with a high pitch to the roof; providing the opportunity for converting into more bedroom space. Outside the gardens are very private, and include outbuildings, plus the additional benefit of parking for several vehicles.

Material Information - sourced via Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - good for EE & O2.

Hailey is a pretty village set in lovely countryside, situated approximately 2 miles from Witney. There are various amenities within the village, including a highly regarded primary school, a recreation ground, a church and a public house.

Directions

From Witney town centre, proceed along Langdale Gate, turning left at the traffic lights onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed along and over the mini roundabout onto Bridge Street. At the double mini roundabout turn left onto West End. Follow this road along to the mini roundabout, turning right onto Hailey Road. Follow this road along, leaving Witney and continuing along to Hailey. On entering Hailey village follow the road onto Delly Hill, and the property can be found on the right hand side.

Draft details - may be subject to alterations. 28H26





GROUND FLOOR

Entrance Hall
Cloakroom
Living Room
Dining Room
Kitchen
Sitting Room
Conservatory
Utility Room

Double Glazing

Gas Centra Heating

OUTSIDE

Large Private Gardens
Garage
Outbuildings
Driveway Parking For Several Vehicles

FIRST FLOOR

4 Bedrooms
Ensuite
Family Bathroom

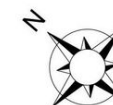
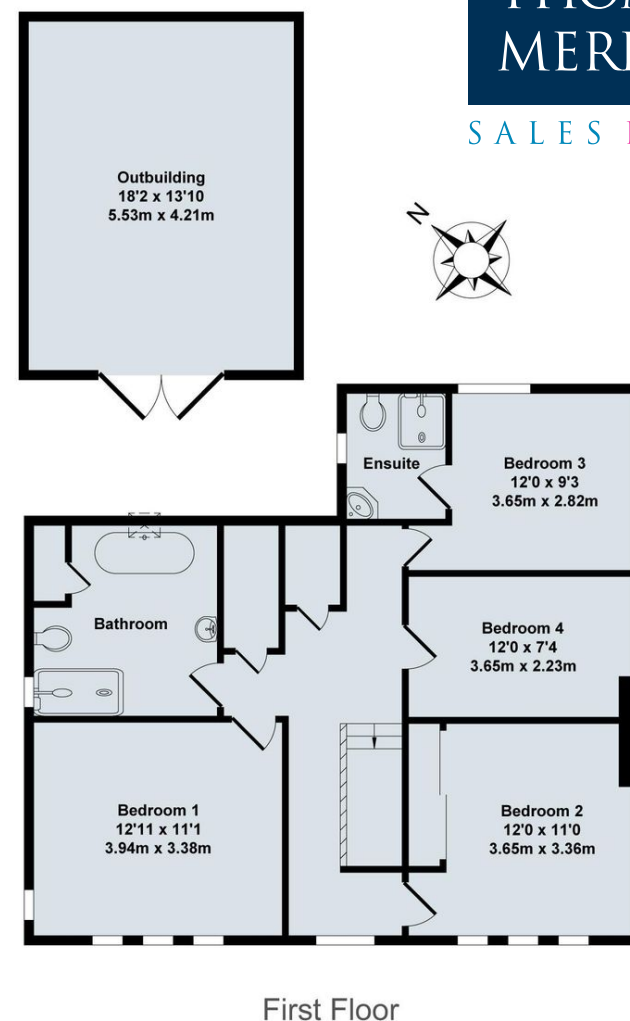
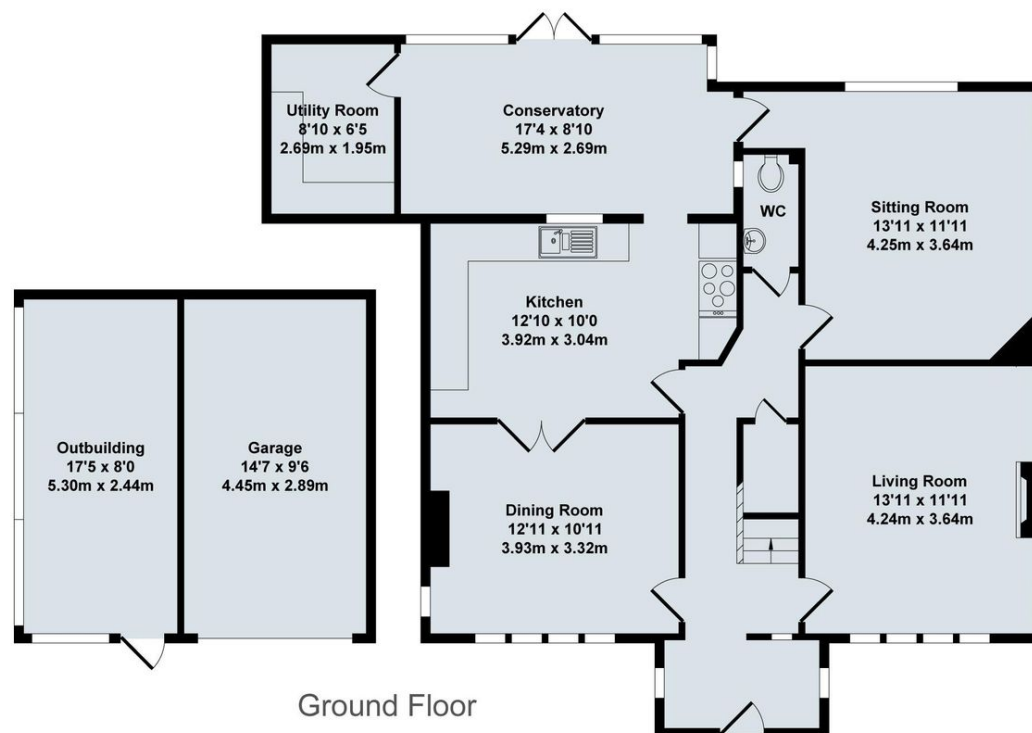
Price £795,000 Freehold
WODC Tax Band F / EPC Rating: 61/D



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Total Approx. Floor Area 2368 Sq.Ft. (220.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"



Contact:

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