



7, BELL CLOSE, CASSINGTON

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# 7, Bell Close, Cassington, OX29 4EP

## Freehold

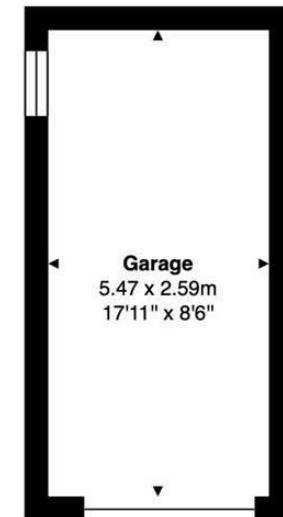
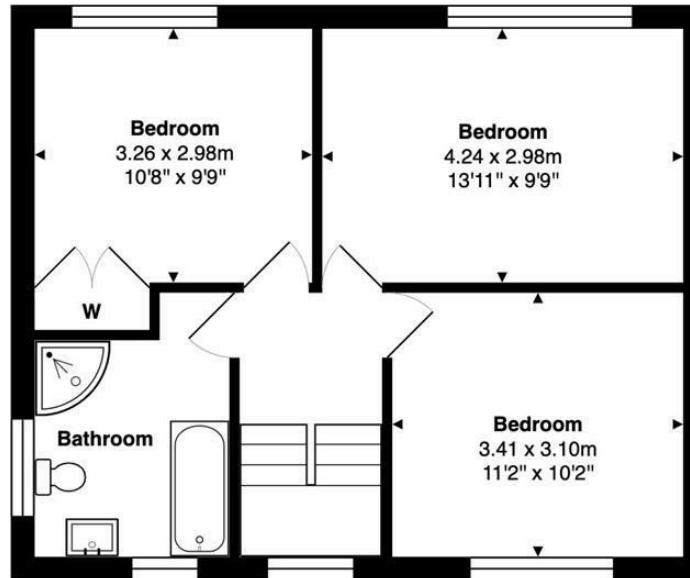
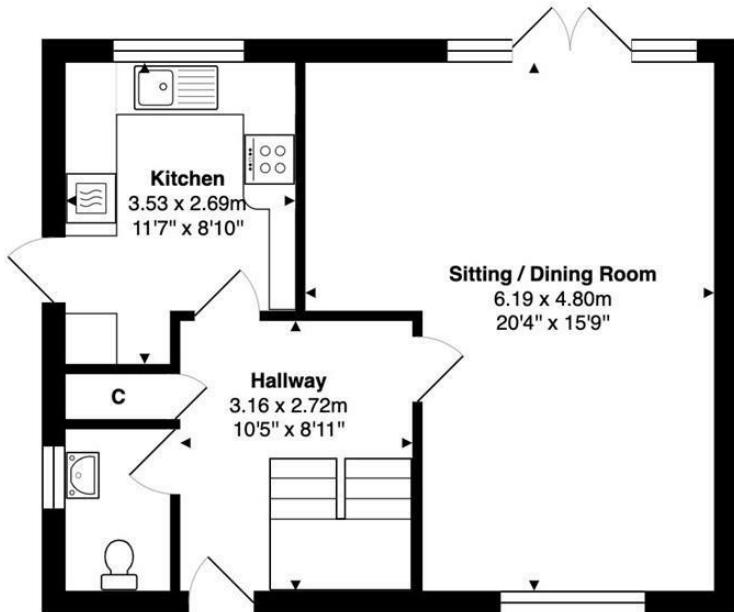
- Detached home within close proximity to the local primary school
- Corner Plot
- Beautifully presented throughout
- Recently fitted kitchen and bathroom
- Immaculate gardens with patio area
- Quiet and desirable cul-de-sac location
- Dual aspect living/dining room
- Three double bedrooms
- Single garage and Driveway parking
- EPC Rating D, Council Tax E

Set within the desirable village of Cassington, 7 Bell Close has been tastefully designed to create a space that is perfectly suited to modern day family living, whilst retaining much of its original footprint and offering scope to extend (subject to the usual planning consent).

Immaculately presented throughout, the property offers over 1000 Sq.Ft of versatile and well proportioned living accommodation. Entry is via the central hallway which gives way to the main reception/dining area. French doors frame the attractive rear garden and allow for a wonderful flow of natural light to illuminate the neutral interiors. The well equipped kitchen is position at the rear of the property and there is also a ground floor W.C. and storage cupboard for added convenience. The first floor is home to three double bedrooms which are serviced by the family bathroom.

Externally, the property benefits from landscaped and easily maintained rear, front and side gardens. There is also a detached single garage and driveway parking for two cars.





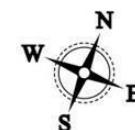
**Ground Floor**

**First Floor**

**Outbuilding**

**Approximate Gross Internal Area**

Main House 94.3 m<sup>2</sup> / 1015 ft<sup>2</sup>  
Garage 14.1 m<sup>2</sup> / 152 ft<sup>2</sup>  
Total 108.4 m<sup>2</sup> / 1167 ft<sup>2</sup>

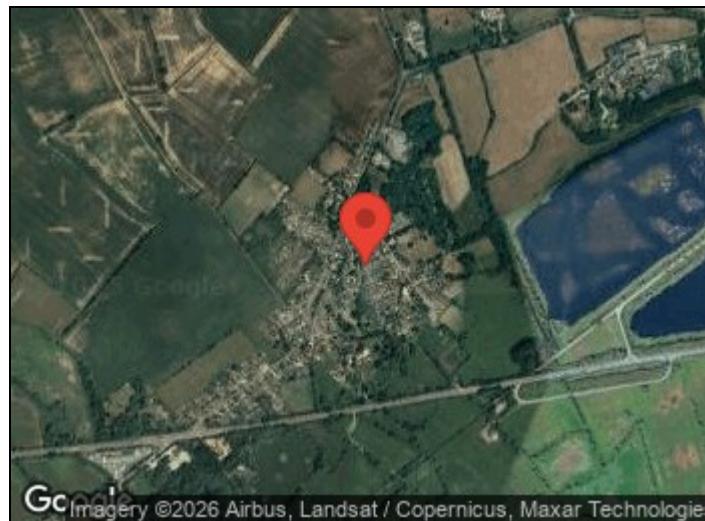


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

Drawn by E8 Property Services. [www.e8ps.co.uk](http://www.e8ps.co.uk)





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Cassington is an attractive village located just off the A40 and approximately 5 miles from Oxford. It has good access to Eynsham, Witney and Woodstock. Within the village are two pubs, a newsagent, garden centre, village hall and primary school. There is a thriving community with a drama group, dance studio and a fine parish church with Norman origins. Eynsham, Woodstock or Oxford offer secondary schooling, shops and other amenities. There are mainline railway stations at Oxford, Bicester and Didcot, with regular services into London Paddington and Marylebone.

**Local Authority:** West Oxfordshire

**Council Tax Band:** E

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.

## CONTACT

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