



Badger Cottage

17 Standlake Road, Ducklington, Oxfordshire OX29 7UR

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A very attractive semi detached period cottage, dating from the 18th Century with later Victorian and contemporary additions. This delightful cottage has a lovely setting in the older part of the village, close to the village church, duck pond, and primary school. The property has been improved by the current owners and has an appealing layout to include a living room, dining area, kitchen and separate utility room, plus a ground floor cloakroom/bathroom with bath and shower, together with 3 good size bedrooms, a shower room, double glazing and gas central heating - underfloor heating to the living room and utility. There is a sunny west facing and private garden to the front of the cottage, a good size garage, and parking. Council Band C. EPC Rating: 67/D.

NB. Planning was passed in 2025 (expires 2028) for an extension and conversion of the garage, to provide additional ground floor accommodation.

Material Information - sourced from Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for Vodafone.

Please note: some images are generic of Ducklington village.

Ducklington

Located approximately just 1 mile south from Witney town and all its amenities. There are also local amenities within the village, including The Bell public house, a village hall, a sports and social club, a primary school with a nursery, Bartholomew's Church and the very picturesque village green and pond.

Directions

From Witney town centre along Corn Street, turning left at the roundabout onto Ducklington Lane. Proceed along, through the traffic lights and on to the roundabout. Take the third exit onto Witney Road and into the village of Ducklington. Follow the road through the village and onto Standlake Road. The property can then be found on the left hand side, just before The Bell Pub.

Draft details - may be subject to alterations. 07E26





GROUND FLOOR

Living Room

Dining Area

Kitchen

Utility Room

Cloakroom (with bath & shower)

Double Glazing

Gas Central Heating - underfloor heating to the living room and utility

OUTSIDE

West Facing Private Front Garden

Good Size Garden

Garage & Parking

FIRST FLOOR

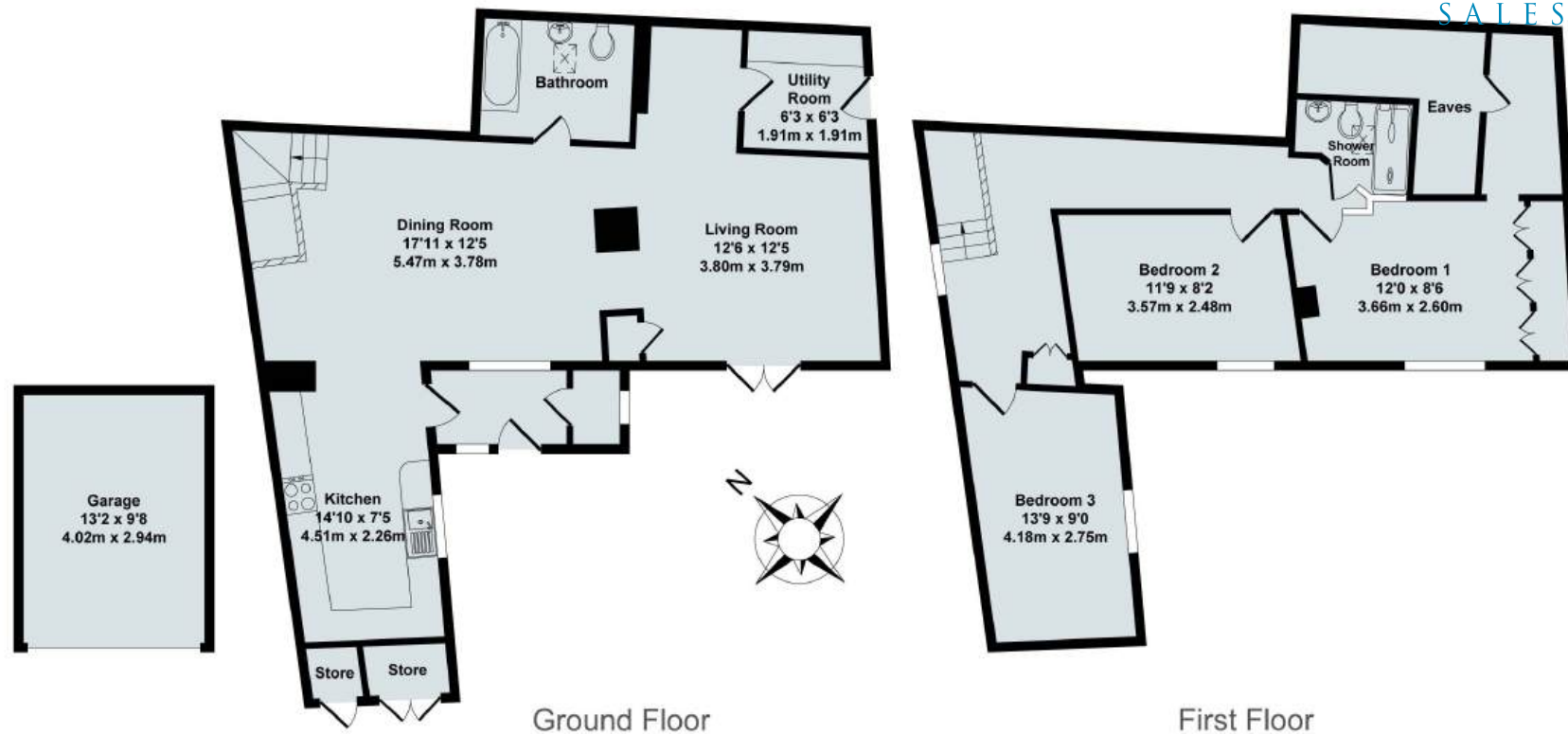
3 Bedrooms

Shower Room

NB. Planning was passed in 2025 for an extension and conversion of the garage, to provide additional ground floor accommodation.

Price £550,000 Freehold
WODC Tax Band C. EPC Rating: 67/D





17 Standlake Road
Total Approx. Floor Area 1412 Sq.Ft. (131.20 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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