
22 Greenfield Crescent
Stonesfield, Oxfordshire OX29 8EH

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A 4 bedroom detached chalet bungalow, situated in an attractive Cotswold village. The property is positioned on the edge of the village with lovely open views across fields and farmland. There are private gardens to the front and rear, together with a garage and driveway parking for 2/3 vehicles. The accommodation, set over two floors, includes an entrance hall, a living room leading to a dining room, a conservatory, kitchen, utility room, and a cloakroom, plus a ground floor bathroom and 2 ground floor double bedrooms, in addition to two first floor double bedrooms and an ensuite bathroom; each first floor bedroom has the benefit of extended views across the adjacent farmland.
The current gas fired boiler is no longer working and considered unrepairable.



Material Information
All mains services are connected. Ultrafast broadband is available. Mobile & Data Signals - Indoor: good for Three & O2 Outdoor: good for EE, Three, O2 & Vodafone.

Directions
Leave Witney town centre and proceed along West End, turning right at the roundabout onto Hailey Road. Leave Witney and continue to through the villages of Hailey and Finstock. Take the turning on the right signposted Fawler and Stonesfield. Pass through the hamlet of Fawler, and on to Stonesfield. Turn right into Pond Hill, then follow this road to the Woodstock Road. Turn left into Greenfield Road and then right into Greenfield Crescent. Follow the round and the property is found on the right hand side.

Stonesfield
A picturesque village situated between Witney, Woodstock and Charlbury, well positioned for train stations to Oxford and London. The village has amenities including a primary school, church and a local grocery shop.

Draft details - may be subject to alterations. 27K26











GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Conservatory

Kitchen

Utility Room

Cloakroom

Bathroom

2 Bedrooms

FIRST FLOOR

2 Bedrooms

Bathroom

OUTSIDE

Garage

Driveway Parking

Private Rear Garden

Backing Onto Farmland

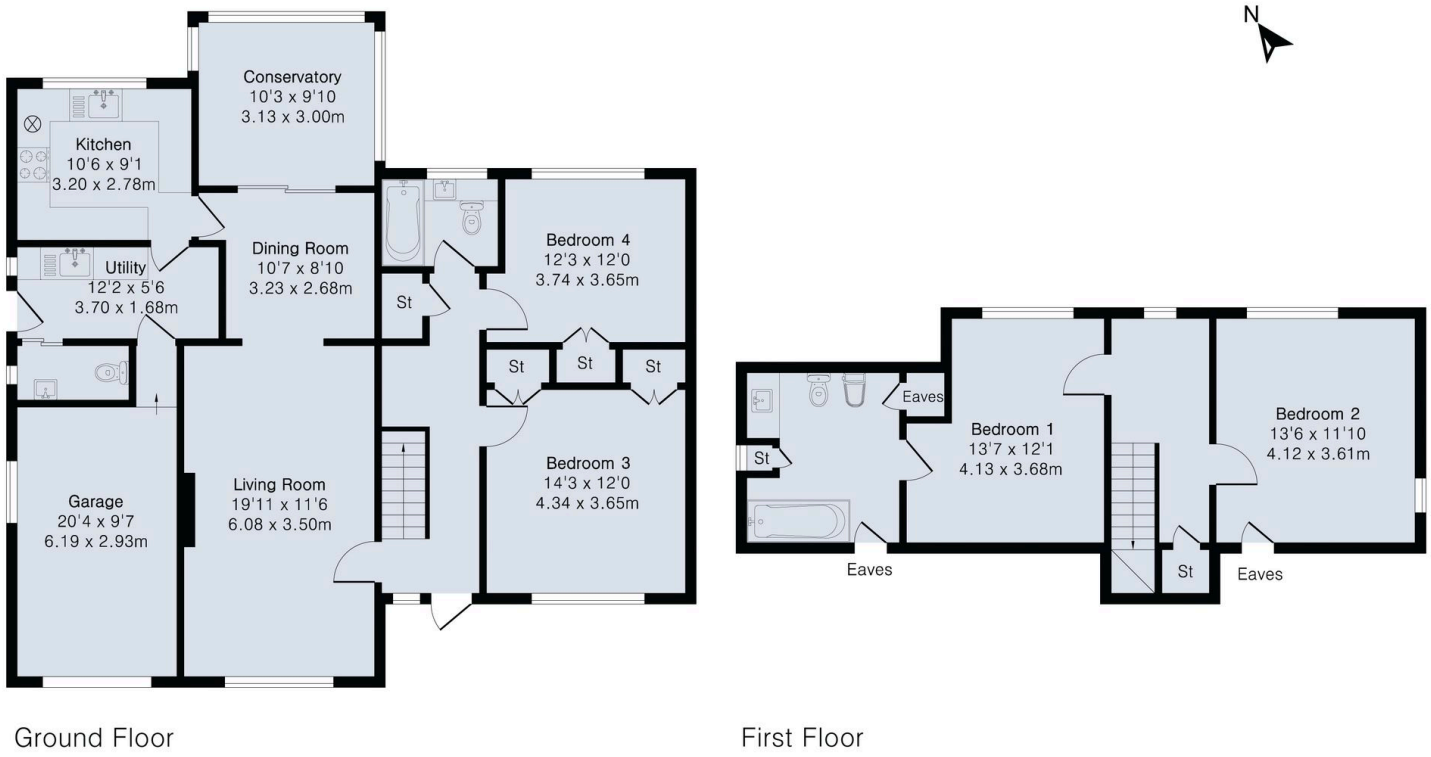


Price £475,000 Freehold

WODC Tax Band E / EPC Rating: tbc

THOMAS MERRIFIELD
SALES LETTINGS

Approximate Gross Internal Area 1786 sq ft - 166 sq m
(Including Garage)
Ground Floor Area 1273 sq ft – 118 sq m
First Floor Area 513 sq ft – 48 sq m



Contact:

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