



Conifers
20a Beanhill Road, Ducklington, Oxfordshire OX29 7XX

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A modern, individual detached bungalow, neatly positioned at the end of the cul-de-sac. Attractive accommodation throughout to include an entrance hall, cloakroom, 2 reception rooms, a fitted kitchen, 3 bedrooms, a bathroom and an ensuite shower room. The property is presented in excellent condition and set in private gardens, with the additional benefit of a garage, and driveway parking to the front.

Material Information - sourced from Ofcom:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: Good for O2, Three, EE & Vodafone. Indoor: Good for EE.

Ducklington Village

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 proceed along Corn St, turning left at the roundabout onto Ducklington Lane. Pass through the traffic lights, continuing to the roundabout, Take the second exit onto Witney Road, Ducklington. Turn right into Curbridge Road, then first right into Beanhill Road. Conifers can be found at the end of Beanhill Road on the left hand side.

Draft details - may be subject to alterations. 20B26





ACCOMMODATION

Entrance Hall

Cloakroom

Dining Hall

Living Room

Kitchen

Utility Room

3 Bedrooms

Ensuite

Family Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

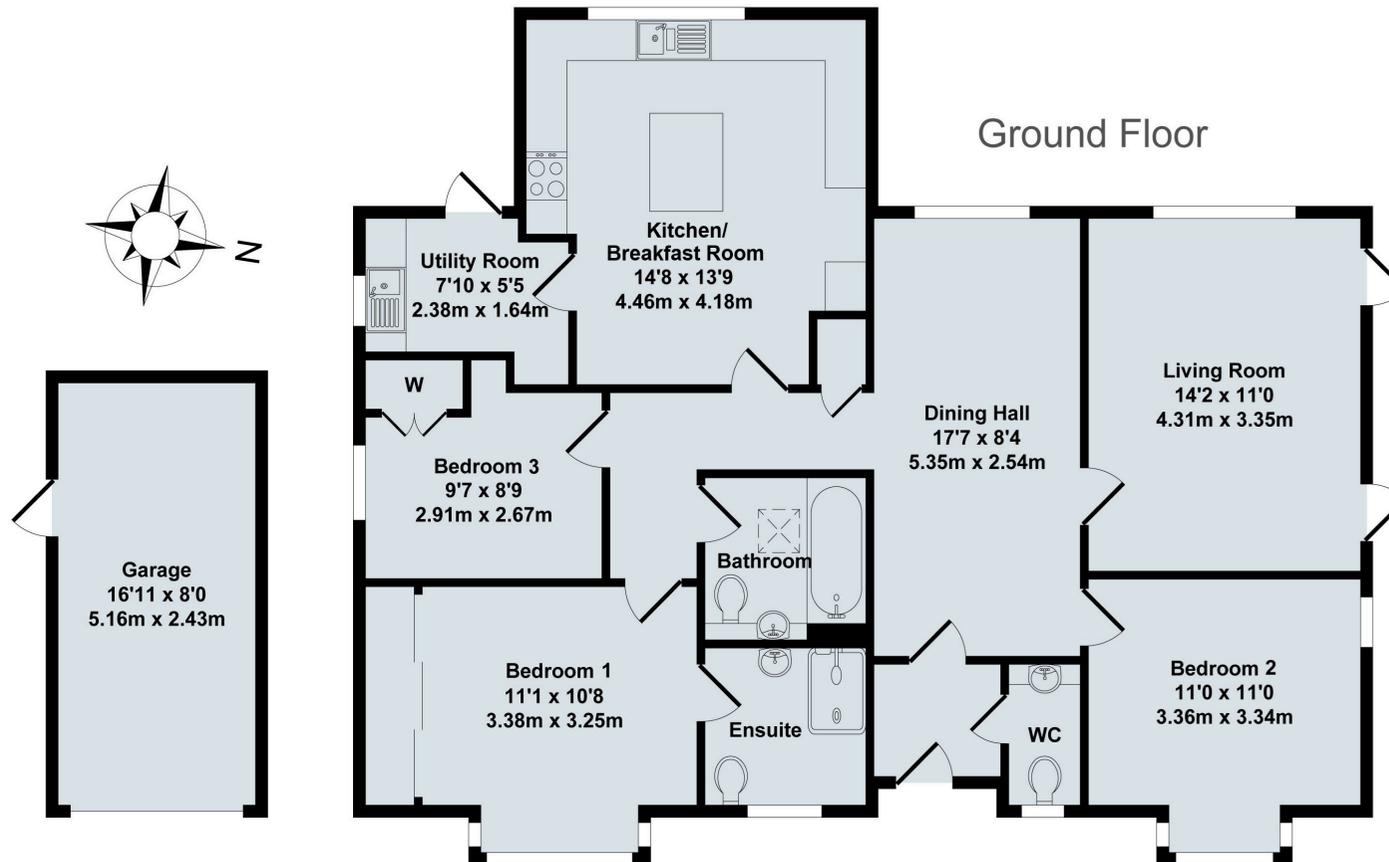
Private Gardens

Garage

Driveway Parking



**Offers In Excess Of £595,000 Freehold
WODC Tax Band E. EPC Rating: 63/C.**



20A Beanhill Road, Ducklington

Total Approx. Floor Area 1203 Sq.Ft. (111.80 Sq.M.)

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

Contact:

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