



64 Station Road
Brize Norton, Oxfordshire OX18 3QA

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NO CHAIN. Anvil Croft is a detached 4/5 bedroom family home situated in a central position in this popular village and within the catchment area for Burford School. The property benefits from attractive and private gardens, driveway parking for 2/3 vehicles and a garage. There is spacious and flexible accommodation throughout, with the option of creating an annexe e.g. for airbnb. Accommodation includes an entrance hall leading to the large kitchen/dining/family room, a separate living room, ground floor bedroom and a bathroom. Two separate staircases lead to the first floor, which is divided into 2 independent sections. The main area includes 2 first floor double bedrooms, one with an ensuite bathroom; in addition the second area includes a living space/kitchenette/5th bedroom, a double bedroom and bathroom, and could easily become an annexe. There is also scope for a further ensuite by adapting the landing and eaves storage space. To the side and front of the property are mature south facing gardens, with an area of lawn, fruit and ornamental trees, shrubs and a summerhouse, plus a further narrow strip of land enclosed by a low stone wall on the north side. Council Band E. EPC Rating: 68/D.

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

Brize Norton is an appealing village providing local amenities, including a highly respected primary school, a village church, a village hall - housing a pre-school, The Chequers and The Masons Arms public houses, a tennis court and football/cricket field and a playpark. The village offers good access to Witney and Carterton and is convenient for The Cotswolds.

Directions

From Witney town centre proceed along Corn Street, continuing straight over the roundabout onto Curbridge Road. Proceed straight over the next roundabout in the direction of Curbridge. Continue along, taking the second right turn into Main Road. Proceed through Curbridge and on to Brize Norton. On entering Brize Norton turn left at the mini-roundabout. At the next mini-roundabout proceed straight over onto Station Road. Number 64 can be found on the right-hand side.

14126





GROUND FLOOR

- Entrance Hall
- Large Kitchen/Dining/Family Room
- Living Room
- Bedroom
- Bathroom (with separate shower cubicle)

FIRST FLOOR - divided into two independent sections

- 2 Bedrooms
- Ensuite Bathroom
- Living Space/ Kitchen
- Bedroom & Bathroom
- (This area could become a separate annexe)

Double Glazing

Gas Central Heating

OUTSIDE

- Mature South Facing Gardens To The Front & Side
- Summerhouse
- Garage
- Driveway Parking for 2/3 Vehicles



Offers in Excess of £550,000 Freehold
WODC Tax Band: E / EPC Rating: 68/D

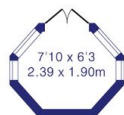
**Approximate Gross Internal Area 2246 sq ft - 208 sq m
(Excluding Garage)**

Ground Floor Area 1123 sq ft – 104 sq m

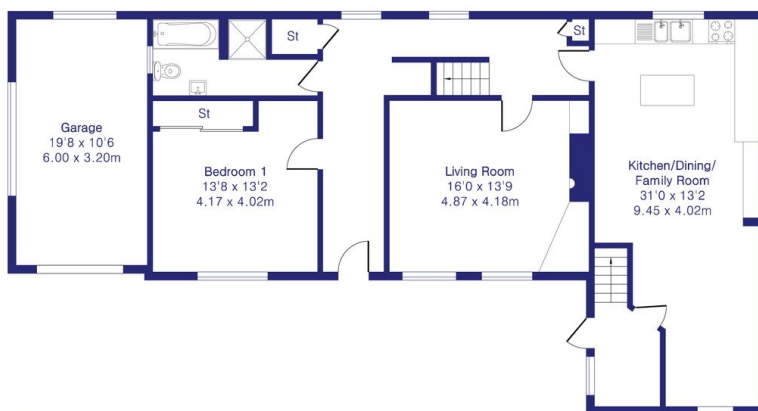
First Floor Area 1123 sq ft – 104 sq m

Garage Area 207 sq ft – 19 sq m

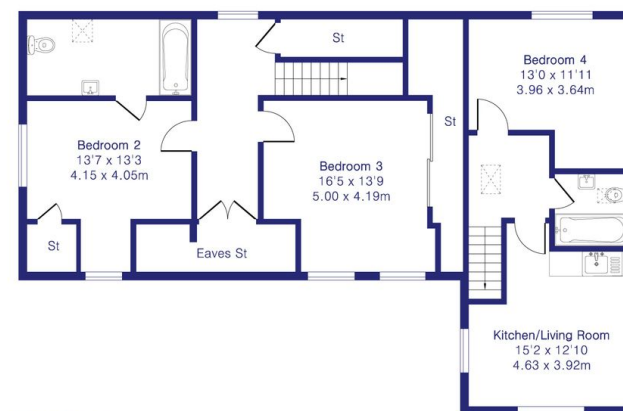
Outbuilding Area 40 sq ft – 4 sq m



Outbuilding



Ground Floor



First Floor

Contact:

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