



## 8 The Dawes, Freeland OX29 8HQ

A spacious first floor 1 bedroom apartment, with an attractive and modern open plan living space including a living/dining room and a kitchen area, plus a bedroom and bathroom, double glazing and gas central heating. The property is conveniently situated on the edge of the village, and includes the benefit of a parking space to the front.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

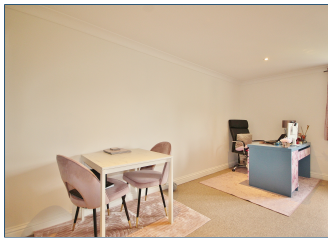
e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £200,000**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



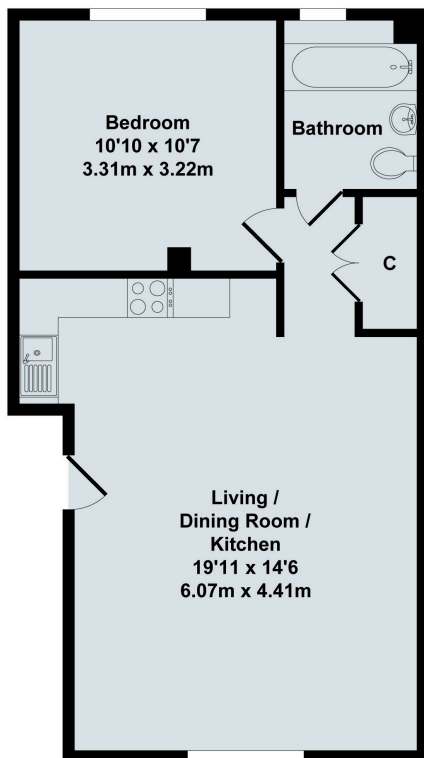


## 8 The Dawes, Freeland, Oxfordshire OX29 8HQ

- Living/Dining Area
- Kitchen Area
- Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Allocated Parking Space

### Directions

Leave Witney via Woodstock Road. Turn left at the 'T' junction signposted North Leigh. Pass the village of North Leigh and continue on to Freeland. On entering Freeland, The Dawes are found on the right hand side. Located by a Thomas Merrifield For Sale Board. 08A25



Apartment 8, The Dawes, Witney Road, Long Hanborough

**Total Approx. Floor Area 483 Sq.Ft. (44.90 Sq.M.)**

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



### Local Authority:

WODC Tax Band B. EPC Rating: 78/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Leasehold - 999 years from 2006. Ground Rent: Tel: 01993 772000

Zero. Service Charge: £1075.65 per annum. Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.