



Connells

Standlake Road
Ducklington Witney



Property Description

Located in the heart of the highly sought after village of Ducklington, this attractive stone-built character home offers a fantastic opportunity for buyers looking to add their own stamp.

Stepping through the enclosed porch, you enter a welcoming living room which extends into the dining area. The property showcases the charm you'd expect from a cottage of this era. To the rear sits a spacious kitchen with plenty of cupboard space and room for appliances, with access out to the garden the property offers ample room for modernisation or reconfiguration.

Upstairs, the property offers three well-proportioned bedrooms, including a bright main bedroom overlooking the front, a second double bedroom, and a versatile third bedroom ideal as a study or nursery. A family bathroom completes the first floor.

Outside to the front there is driveway parking for several vehicles, the property benefits from a substantial detached garage/workshop which is perfect for storage, hobbies, or conversion (subject to permissions).

With its desirable village setting, stone façade, spacious layout, and endless scope to enhance or update, this home is a rare find for those seeking character and potential in one package.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

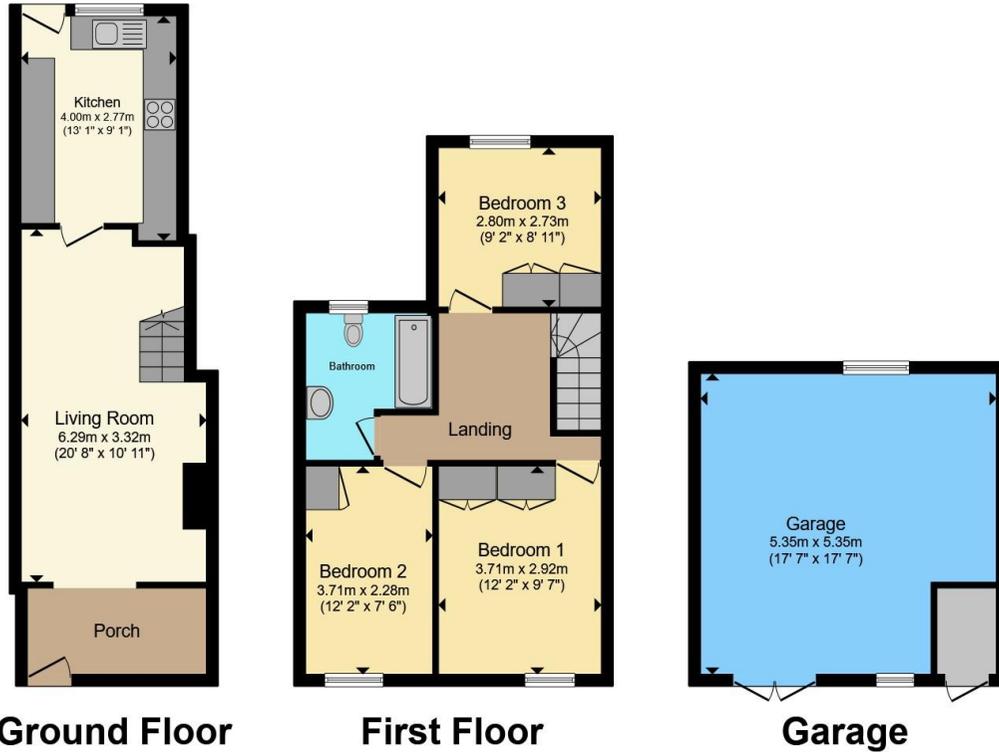
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Agent Note

There is a easement on the title, please enquire with the branch





Total floor area 106.7 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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13 Corn Street
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EPC Rating: Council Tax
 Awaited Band: C

view this property online connells.co.uk/Property/WNY305885

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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