



REBANDAN

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Pitts Lane, Poffley End, Oxfordshire OX29 9UT

Rebandan, Pitts Lane, Poffley End, Oxfordshire

A detached bungalow set in large gardens, with a total plot size approaching 0.4 acre. The property has spacious rooms and a modern layout with accommodation to include an entrance hall, living room, conservatory, a large L-shaped kitchen/dining room, and a utility room, together with 4 bedrooms, a bathroom and shower room. Part of the accommodation can be separated as an annexe, with its own front and rear doors and separate kitchen, and its own boiler, and separate water supply. The established gardens are an attractive feature, and include lawn areas to the front, side and rear, with the additional benefit of a long drive offering parking for several vehicles, and a brick built detached double garage, with a storage area above, and solar panels on its roof. In addition, there is a decked area, with a large modern outbuilding, which could be used as a home office. There is plenty of potential to extend the property, and there is planning consent to build a detached self contained 2 bedroom single storey annexe in the style of a detached bungalow in the garden to the side (expires November 2025), which could provide attractive ancillary living space for the family, or a relative.

Material Information: Sourced from Ofcom.

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

Hailey is a pretty village set in lovely countryside, situated approximately 2 miles from Witney. There are various amenities within the village, including a highly regarded primary school, a recreation ground, a church and a public house.

Please note this is a property built before 2000, and as such it is possible that some building materials, for example Artex, may contain asbestos.

Directions

From Witney proceed along the B4022, Hailey Road towards the village of Hailey. Just before you reach Hailey village, turn right signposted Poffley End. Pass through Poffley End, to the far end of the village and the property is found on the left hand side.

O2C26





ACCOMMODATION

Entrance Hall

Living Room

Kitchen/Dining Room

Second Kitchen

Conservatory

4 Bedrooms

Bathroom

Shower Room

OUTSIDE

Total Plot Size Approaching 0.4 acre

Established Gardens

Driveway Offering Parking For Several Vehicles

Brick Built Detached Double Garage

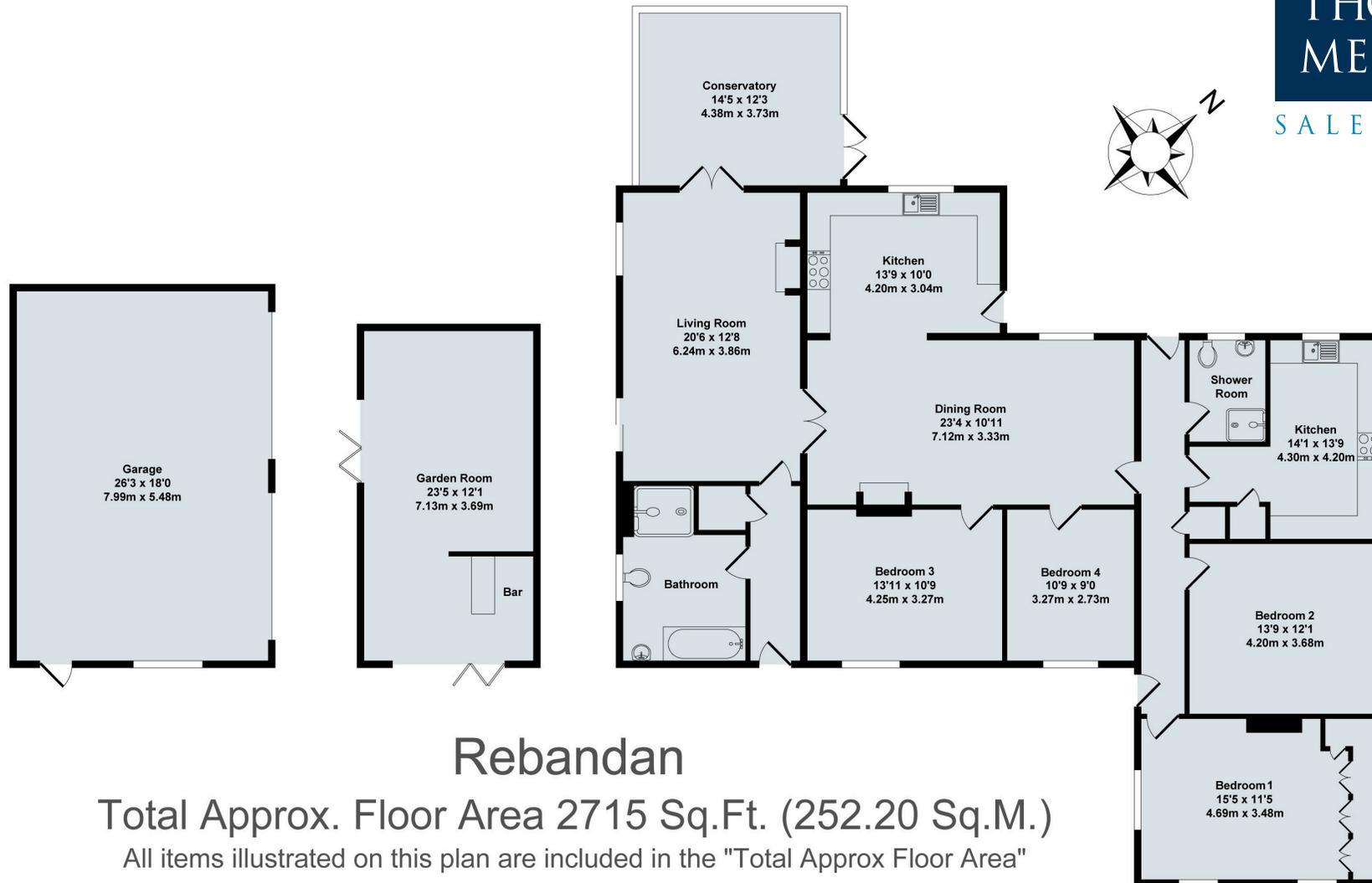
Large Modern Outbuilding - could be used as a home office.

Plenty of Potential To Extend

Lapsed Planning Consent To Build Detached Annexe (expired November 2025)

**Offers In Excess Of £800,000 Freehold
Council Band D. EPC Rating: Main House 76/C
Second Living Area 59/D**





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Total Approx. Floor Area 2715 Sq.Ft. (252.20 Sq.M.)

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

Contact:

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