

# 103 WROSLYN ROAD

FREELAND OX29 8HL

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This super detached home is available with no onward chain. In the same ownership for over 35 years, this traditional bungalow offers light-filled, flexible accommodation approaching 1,163 sq ft. The fabulous, dual aspect sitting room has a large bow window to the front and whilst relaxing you can enjoy the view across the garden. The stone-faced feature fireplace is a lovely focal point and the room flows round to a good size area for family dining. This in turn opens to a large kitchen with space for breakfast dining.

Bound by tall hedgerow and established shrubs the generous garden enjoys a high level of privacy. Laid mainly to lawn the paved patio area is a fine place to sit and enjoy the field view beyond the mature tree boundary. The driveway provides ample parking and leads to the double garage. A wonderful opportunity to enjoy village life yet it's just a short drive to either Witney or Woodstock .

## GUIDE PRICE

**£575,000**



3



2



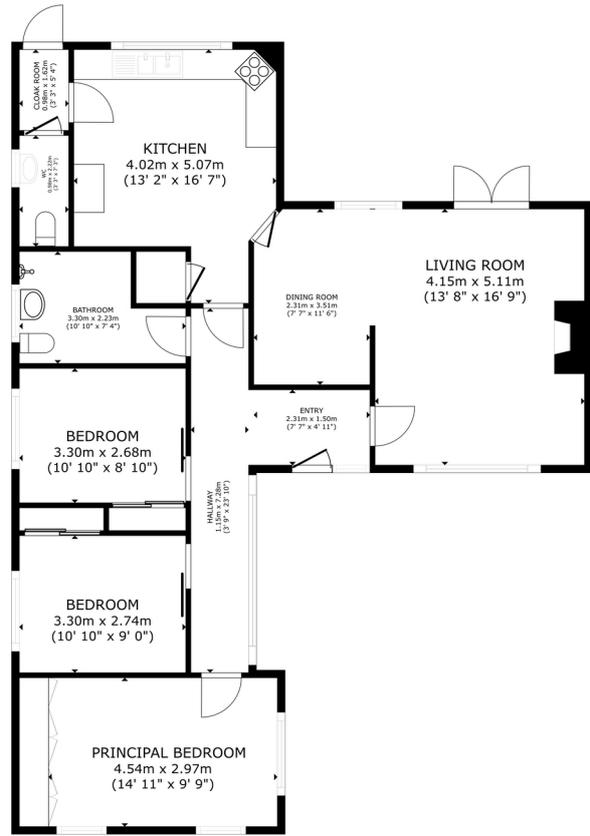
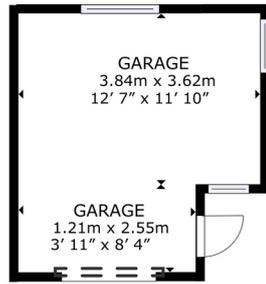
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Generous







GROSS INTERNAL AREA (EXCLUDING GARAGE)  
 FLOOR PLAN 108.1 m<sup>2</sup> (1,163 sq.ft.)  
 TOTAL : 108.1 m<sup>2</sup> (1,163 sq.ft.)  
 GARAGE TOTAL DIMENSION: 16.98 m<sup>2</sup> (182.81 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band E - £2,965.79

**Parking:**  
 Driveway & Garage

**Local Authority:**  
 West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

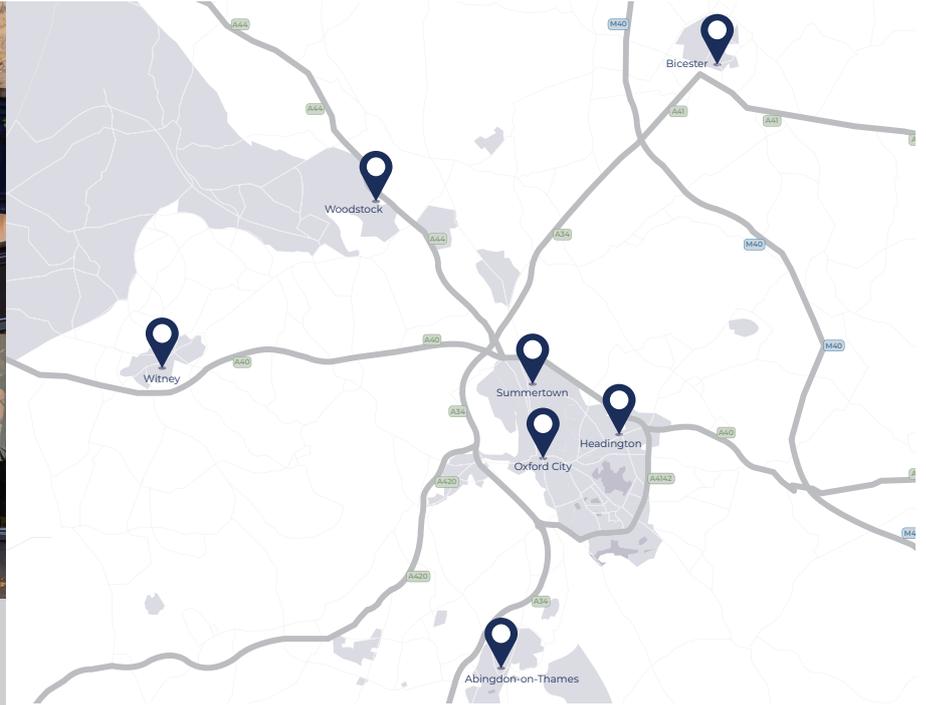
# LOCATION COMMENT

*The desirable village of Freeland lies about five miles north-east of Witney. There is a highly sought after primary school, Church and public house - the Oxfordshire Yeoman. There is also a well-equipped modern village hall hosting a variety of clubs and activities plus an active village cricket team. A bus service operates to Oxford, Woodstock and the local market town of Witney. There is a railway station in the neighbouring village of Long Hanborough with a direct service to London.*



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t: 01865 20 1111 (letting)  
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Madison Peedell, John Bouwer



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