



4 The Square

Ducklington, Oxfordshire OX29 7UD

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A rare opportunity to acquire an individual period detached house, in a superb village location, with much potential and very large, established gardens which lead down to the River Windrush. The accommodation benefits from gas central heating and features 2 separate reception rooms, a kitchen/breakfast room and 3 double bedrooms plus a study/4th bedroom. There is both a first floor bathroom and a ground floor shower room. There is also parking to the rear of the house.

Directions

Leave Witney via Ducklington Lane (A415) and take the third exit off the roundabout into Ducklington village (Witney Road). Continue on until the point where the road becomes Standlake Road and continue instead into Church Street. Turn left into 'The Square', number 4 will be facing you, marked by a Thomas Merrifield For Sale board.

Distances

Witney, Market Square c. 2 miles / Hanborough Train Station c. 8 miles / Oxford c. 12 miles / Burford c. 7.8 miles

Material Information - sourced via Ofcom:

All mains services. Ultrafast broadband available. Mobile & data: EE, Vodafone: 70% performance (Source: Ofcom).

Ducklington Village

Located approximately just 1 mile south from Witney town and all its amenities. There are also local amenities within the village, including The Bell public house, a village hall, a sports and social club, a primary school with a nursery, Bartholomew's Church and the very picturesque village green and pond.

Draft details - may be subject to alterations. 22F26





GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen/Breakfast Room

Utility Room

Shower Room

FIRST FLOOR

Landing

3 Double Bedrooms

Study/4th Bedroom

Bathroom

Loft Rooms

Gas Central Heating

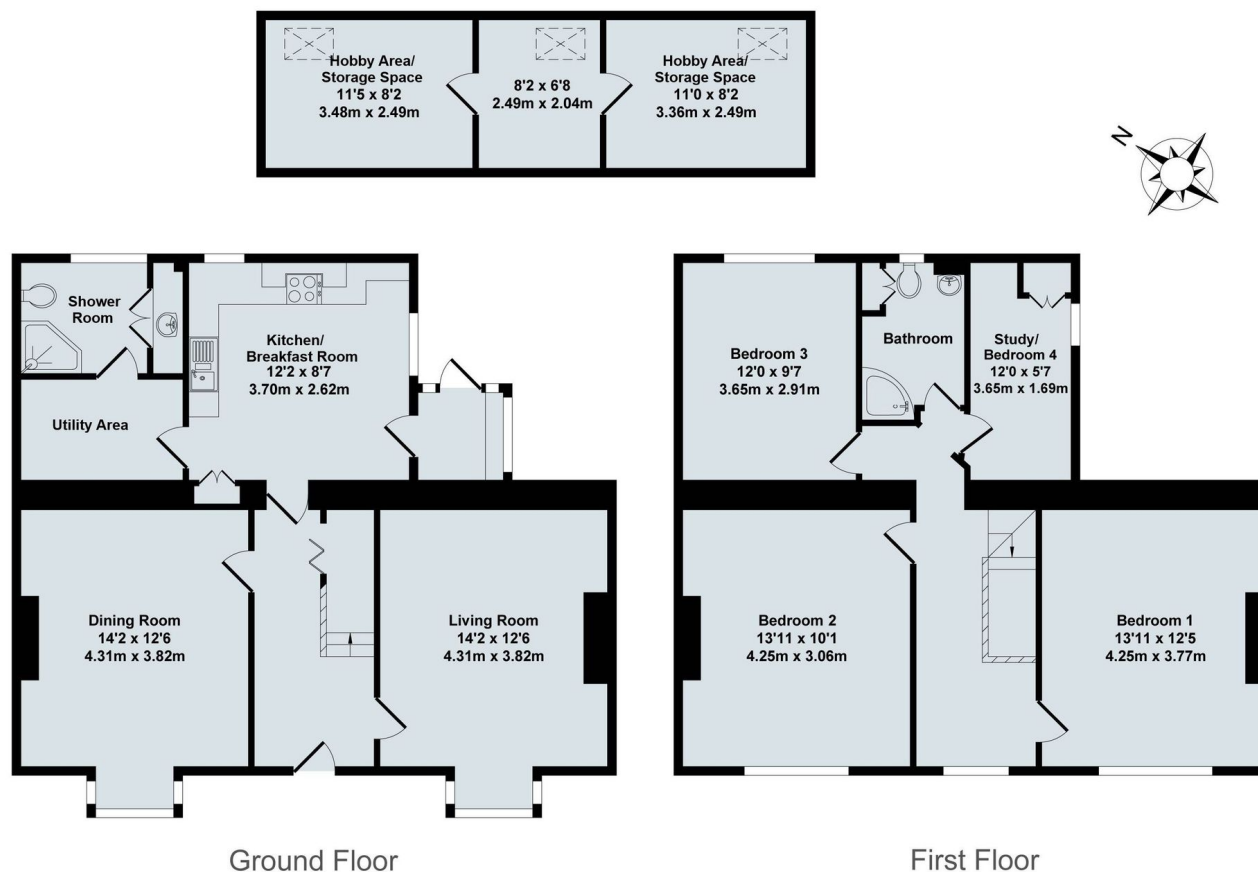
OUTSIDE

Large Gardens - leading down to the River Windrush

Parking To The Rear Of The House

**Offers In Excess Of £700,000 Freehold
WODC Tax Band E / EPC Rating: 55/D**





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Total Approx. Floor Area 1793 Sq.Ft. (166.60 Sq.M.)

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

Contact:

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