



## 2 Church View

Freeland, Oxfordshire OX29 8HT

## 2 Church View, Freeland, Oxfordshire OX29 8HT

A tastefully extended, 4 bedroom detached bungalow, pleasantly situated in this highly regarded village and offered 'For Sale' with NO ONWARD CHAIN. The accommodation benefits from both gas central heating and double glazing and features 2 reception rooms, an impressive garden room (which was added to the rear) and a kitchen/breakfast room which was refitted in 2025 to a high standard, including an expensive induction hob with internal extractor. The master bedroom boasts an ensuite shower room and there is a family bathroom. There is the further advantage of an integral garage, with remote opening 'shutter-style' door, and ample driveway parking. The garden is of good size and nicely established, including a rear section with garden shed.

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

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.

Freeland is a popular village within easy reach of Witney and Woodstock, with its own primary school; which continues to maintain an excellent reputation, a church and a public house. Long Hanborough is close by, with further facilities including a Co-op store, a doctors' surgery and a train station with direct access to Oxford and Paddington London.

### Directions

Leave Witney via Woodstock Road (A4095) and turn left at the 'T' junction. Continue past the village of North Leigh and on to Freeland. Turn right into Wroslyn Road. Upon reaching the centre of the village, turn left into Church View. Number 2 is found almost immediately on the left, marked by a Thomas Merrifield For Sale Board.

### Distances

Witney, Market Square c. 5.4 miles / Oxford c. 9 miles / Hanborough Train Station c. 2.5 miles / Woodstock c. 5.4 miles

Draft details - may be subject to alterations. 14E26





#### ACCOMMODATION

Entrance Porch

Entrance Hall

Living Room

Dining Room

Garden Room

Recently Refitted Kitchen/Breakfast Room

4 Bedrooms

Ensuite Shower Room

Family Bathroom

Double Glazing & Gas Central Heating

Integral Garage

Ample Driveway Parking

Appealing Good Size Garden

NO ONWARD CHAIN

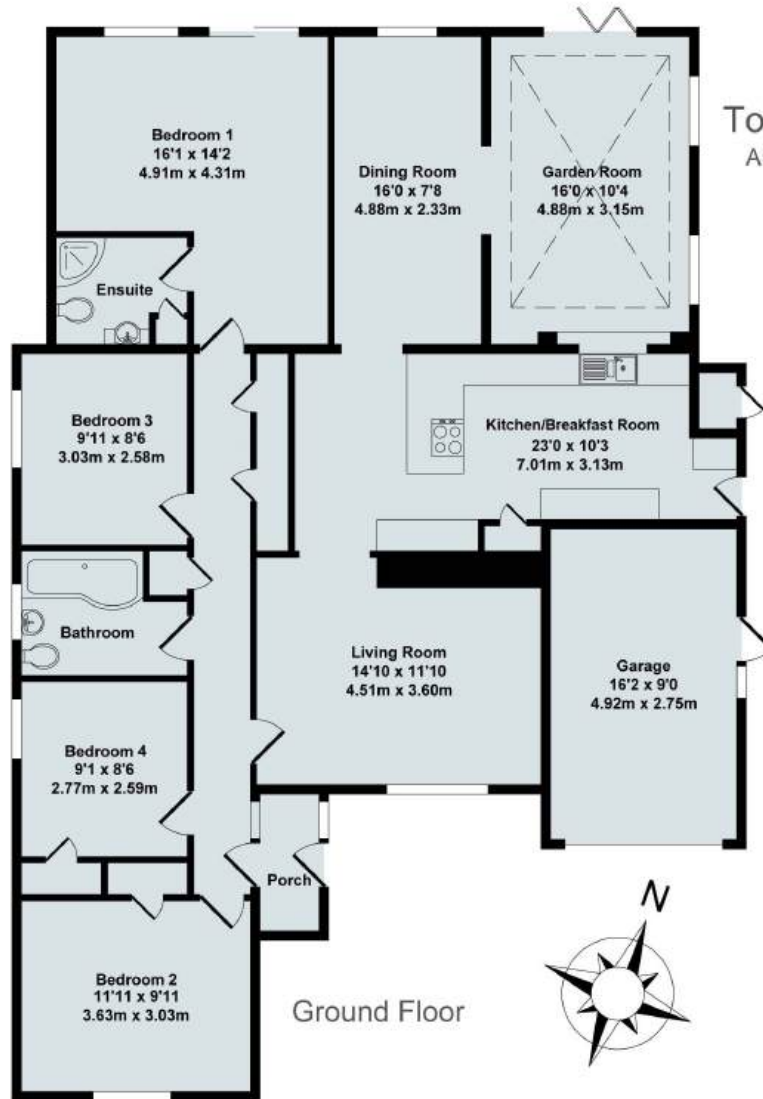
**Price £625,000 Freehold**  
**WODC Tax Band E / EPC Rating: 65/D**



2 Church View, Freeland  
Total Approx. Floor Area 1620 Sq.Ft. (150.50

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

SALES LETTINGS



**Contact:**

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

**Importance Notice**

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.