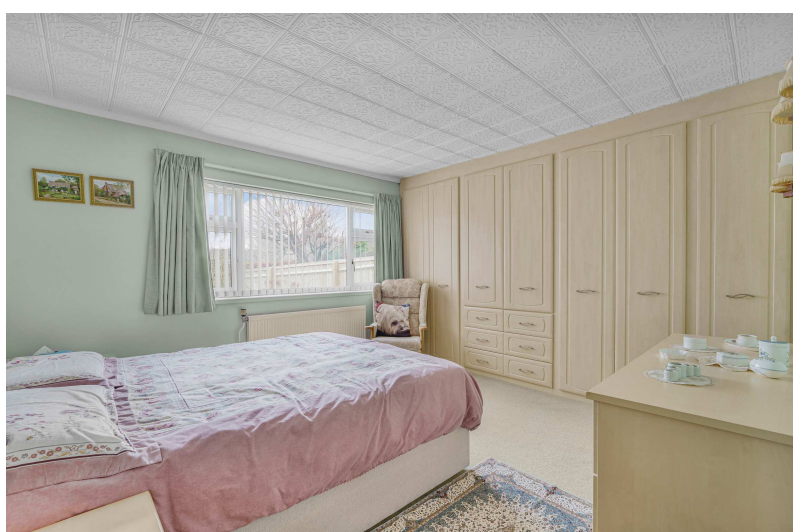


1 Abbey Street, Eynsham,
Oxfordshire, OX29 4TB
Tel: 01865 880697
eynsham@abbeyprops.com
www.abbeyprops.com



abbeyproperties
independent estate agents



Wroslyn Road
Freeland, Oxfordshire

Guide Price £495,000



Wroslyn Road, Freeland, Oxfordshire, OX29 8HJ

Guide Price £495,000

Freehold

A wonderful opportunity to purchase a detached property with considerable potential for alteration and extension (STPP), standing in a very good-sized plot approaching 0.2 of an acre backing onto farmland, in this ever popular West Oxfordshire village. The property is offered for sale with no onward chain.

The Bungalow would benefit from some updating but will certainly appeal to those seeking a property with potential and the opportunity to create an individual family-sized home on a larger plot. The property currently offers comfortable and well proportioned living space comprising sitting room, dining room/bedroom 3, two double bedrooms, breakfast room, kitchen, shower room, and separate WC. There is a large unconverted roof space with conversion potential (subject to consents). Other features include gas central heating, ample off-road parking for several vehicles, and a large block-built garden building at the rear that could form part of any extension or become a wonderful home office/work space, subject to consents. The rear garden adjoins open farmland and enjoys uninterrupted views.



THE ACCOMMODATION

Entrance Lobby

Hall

Access with loft-ladder to large boarded roof space, airing cupboard housing hot water cylinder.

Sitting Room

Window to front, gas fire (not tested).

Dining Room/Bedroom 3

Window to side, serving hatch.

Bedroom 1

Fitted wardrobes, window to front.

Bedroom 2

Fitted wardrobes, window to side.

Breakfast Room

Window and door to rear, archway to:-

Kitchen

Older style base and wall units, worktop, part-tiled walls, single drainer 1.25 bowl sink, electric cooker point, plumbing for dishwasher, window to rear, cupboard housing 'Worcester' gas fired boiler (recently serviced).

Shower Room

Tiled cubicle, pedestal basin, WC, tiled walls, window to side.

Cloakroom

WC, wash basin, tiled walls, window to side.

OUTSIDE

Garden Building

At the rear of the property. A block/brick built building with a sloping polycarbonate roof, and PVCu double doors to the garden.

There is a covered terrace area with access to a large garden store that has water and plumbing for washing machine.

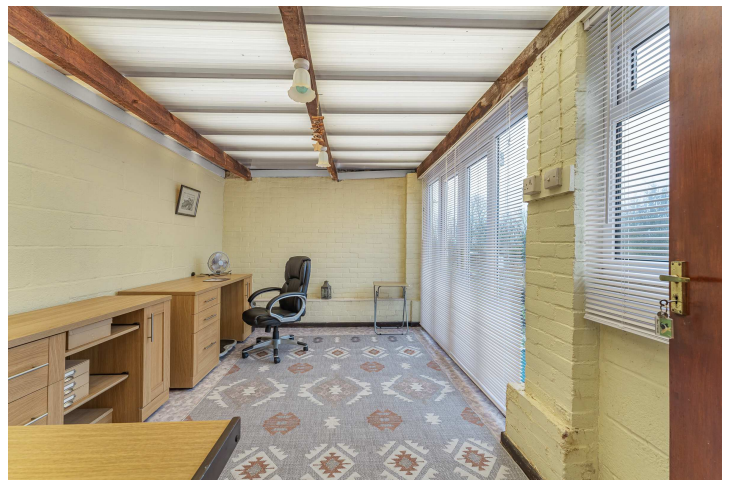
The Garden

A large plot measuring approximately 175' in length with an east/west aspect. There is ample parking at the front and side of the property, and gated vehicular access in to the rear garden.

This has areas of hard standing, paving and lawn, with the plot adjoining and overlooking farmland beyond. The garden represents a complete blank canvas for the new owner to stamp their mark. A good sized front garden is planted with various shrubs.

COUNCIL TAX

West Oxfordshire District Council - Band E.



SITUATION

The popular village of Freeland lies c.8 miles from historic Oxford, c.4 miles from the lovely Market Town of Witney and c.1 mile from neighbouring Long Hanborough with good village facilities including a medical centre, primary school and a train station with regular services to Oxford & London.

Freeland itself has a primary school, play group, parish church, sports field with play area, modern village hall and a traditional well used village pub. The A40 is within 2 miles giving access to Oxford and the ring road, the M40 and London. In a westerly direction you reach Burford, the Cotswolds, Cheltenham, Gloucester and the M5 and the Estelle Manor Country House Hotel is just a mile away on the A4095. The village of Eynsham lies just 2 miles away, and offers a great range of village shops, traditional pubs, a regular bus service to Oxford and the highly reputable Bartholomew Secondary school, Freeland is in the catchment area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

49 Wroslyn Road Freeland OX29 8HJ

Approximate Gross Internal Area
Main House = 207.73 sq m / 2236 sq ft
Outbuilding = 25.91 sq m / 279 sq ft
Total = 233.64 sq m / 2515 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

These particulars have been carefully prepared in good faith as a guideline only. Rooms have been measured with an electronic laser and measurements, areas, distances or aspects referred to given as approximations. No appliances, heating systems or services have been tested and prospective purchasers are advised to commission their own inspections and surveys prior to exchange of contracts. Nothing in these particulars should be interpreted as implying that any necessary planning, building regulation or other consents have been obtained. We have not verified the tenure or legal title of the property and prospective purchasers should make their own enquiries through their Solicitor prior to exchange of contracts.