



3 Lovell Close  
Ducklington, Oxfordshire OX29 7YQ

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A very appealing 4 bedroom detached family home, situated in this attractive village location. The property has been extended and improved and offers spacious and light living space, set in a good size, well established and private west facing garden, with the added benefit of a garage and driveway parking for 2 vehicles. Well presented accommodation includes an entrance hall, large living room overlooking the rear garden, a separate family room, kitchen/dining room and a cloakroom, together with 4 bedrooms and a bathroom, double glazing and gas central heating. This is a lovely family home with attractive accommodation throughout.

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 Vodafone.

#### Directions

From Witney town centre proceed along Corn Street, left into Ducklington Lane, and proceed through the traffic lights. At the roundabout take the third exit onto A415. After approx. 1/4 mile, turn left into Aston Road, and first left into Lovell Close. The property can then be found on the left hand side.

#### 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.

21E26





GROUND FLOOR

- Entrance Hall
- Cloakroom
- Living Room
- Kitchen/Dining Room
- Family Room

FIRST FLOOR

- 4 Bedrooms
- Bathroom

Double Glazing

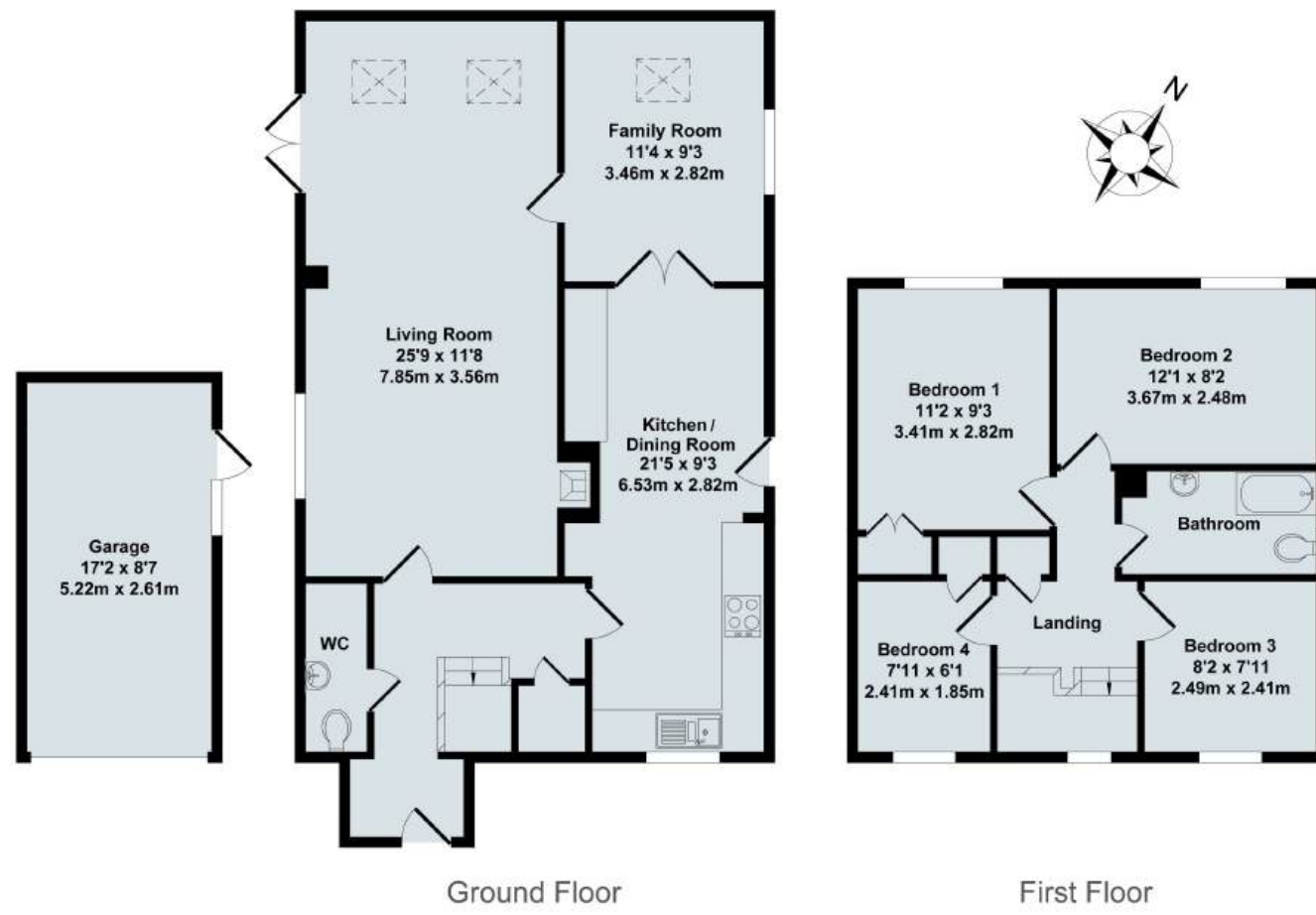
Gas Central Heating

OUTSIDE

- Good Size Private West Facing Garden
- Garage
- Driveway Parking For 2 Vehicles



**Price £525,000 Freehold**  
**WODC Tax Band E / EPC Rating: 72/C**



**3 Lovell Close, Ducklington**  
**Total Approx. Floor Area 1344 Sq.Ft. (124.90 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

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