



2 Hemplands

Poffley End, Hailey, Oxfordshire OX29 9UR

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A mature and traditional 3 bedroom terrace house, set in this peaceful hamlet village on the edge of Hailey, and close to Witney. Accommodation includes a hall, living room, kitchen, and conservatory, together with 3 bedrooms, a first floor shower room and ground floor bathroom, plus double glazing and oil fired heating. There is the benefit of parking to the front; with room for 2 vehicles, and a large rear garden which runs around the back of the neighbouring property and leads to a gated entrance onto a lane at the rear. In addition there is a large wooden shed for storage.

Material Information - sourced from Ofcom:

All mains are connected except gas. Ultrafast broadband is available. Mobile & Data Signals - good for outdoor: EE, O2 & Vodafone, Indoor: good for EE.

Directions

Leave Witney via High Street and Bridge Street turning left into West End, and then right onto Hailey Road. Leave Witney on the Hailey Road and on entering Hailey turn right signposted Poffley End. The property can then be found on the right, at the far end of the village. Available for sale with no onward chain.

Hailey Village (approx. 0.5 miles) is a pretty village set in lovely countryside, situated approximately 2 miles from Witney. There are various amenities within the village, including a highly regarded primary school, a recreation ground, a church and a public house.

NB: some photos show the property prior to it being rented.

Draft details - may be subject to alterations. 22F26





GROUND FLOOR

- Entrance Hall
- Living Room
- Kitchen
- Conservatory
- Bathroom

- Double Glazing
- Oil Central Heating

OUTSIDE

- Large Private Rear Garden
- Parking To The Front For 2 Vehicles

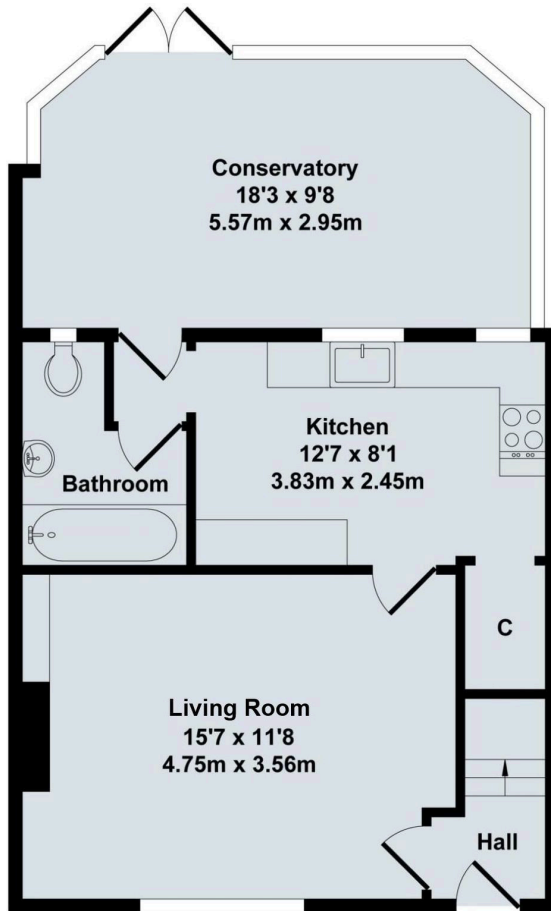
FIRST FLOOR

- 3 Bedrooms
- Shower Room

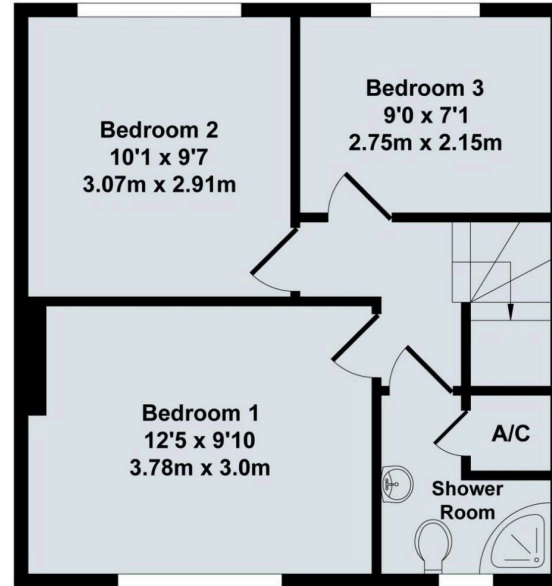
- No Onward Chain

Price £375,000 Freehold
WODC Tax Band C / EPC Rating: 60/D





Ground Floor



First Floor

Total Approx. Floor Area 933 Sq.Ft. (86.70 Sq.M.)

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

Contact:

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