



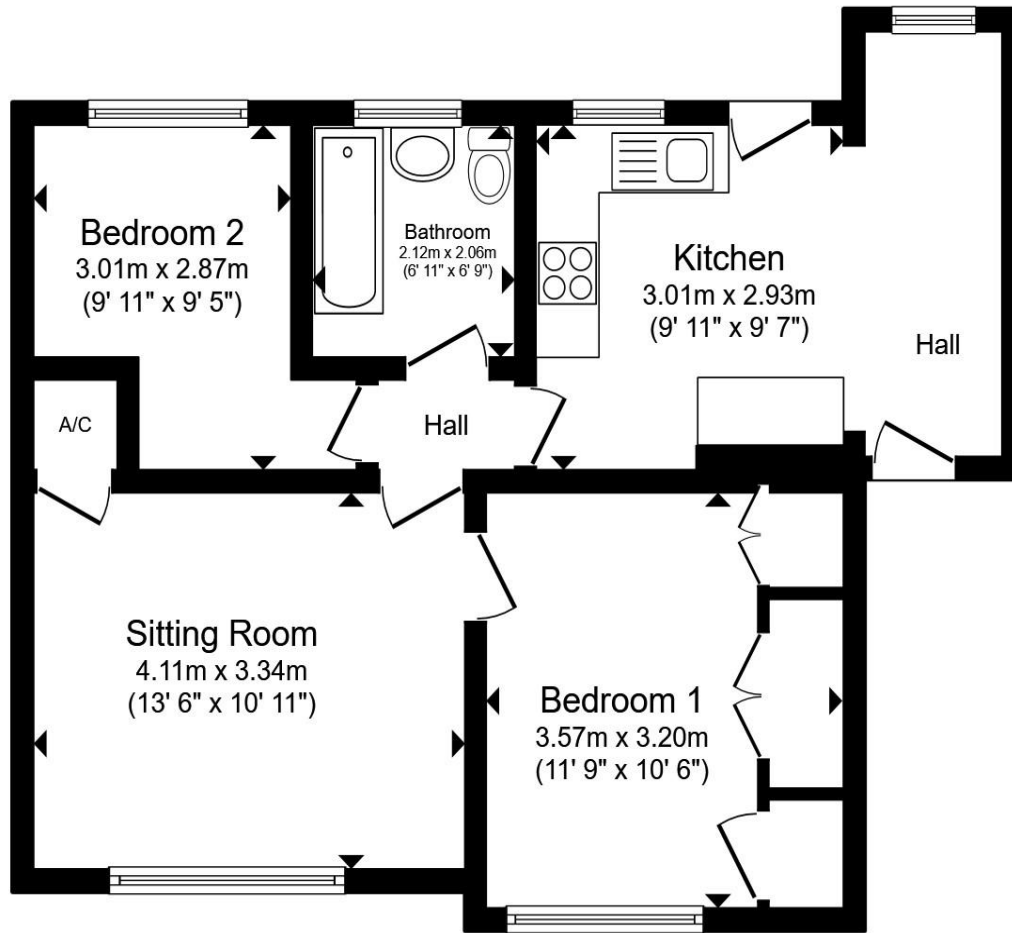
Flexneys Paddock, Stanton Harcourt, Witney OX29 5RS

Welcome to

Flexneys Paddock, Stanton Harcourt, Witney

A recently renovated well-presented and deceptively spacious two-bedroom bungalow, offering generous living accommodation, a separate kitchen, and a versatile layout, ideal for downsizers, first-time buyers or those seeking convenient single-level living.





Entrance Hall

Kitchen

9' 11" x 9' 7" (3.02m x 2.92m)

Sitting Room

13' 6" x 10' 11" (4.11m x 3.33m)

Bedroom 1

11' 9" x 10' 6" (3.58m x 3.20m)

Bedroom 2

9' 11" x 9' 5" (3.02m x 2.87m)

Bathroom

6' 11" x 6' 9" (2.11m x 2.06m)

Rear Garden

Total floor area 57.6 m² (620 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Welcome to

Flexneys Paddock, Stanton Harcourt, Witney

- Recently renovated, spacious two-bedroom bungalow
- Generous sitting room ideal for entertaining
- Separate, well-proportioned kitchen
- Two good-sized bedrooms
- Principal bedroom with built-in storage

Tenure: Freehold EPC Rating: F
Council Tax Band: B

offers in excess of
£300,000



Situated in the charming Oxfordshire village of Stanton Harcourt, a peaceful and well-connected rural setting surrounded by open countryside. The property lies within a quiet residential development, offering a sense of privacy and community while remaining conveniently accessible to nearby towns and transport links.

Stanton Harcourt itself is known for its historic character, including traditional stone buildings and local landmarks, as well as its proximity to the River Thames and scenic walking routes. The village provides essential amenities such as a primary school, village hall, church, and local pubs, contributing to its friendly, close-knit atmosphere.

The location benefits from easy access to the A40, making it ideal for commuting to Oxford, Witney, and beyond. Oxford city centre is within a short drive, offering a wide range of shopping, dining, cultural attractions, and excellent rail connections. Meanwhile, the surrounding countryside provides ample opportunities for outdoor activities, making this an appealing location for those seeking a balance between rural tranquillity and urban convenience.



Please note the marker reflects the
postcode not the actual property

view this property online [allenandharris.co.uk/Property/WIT106375](https://www.allenandharris.co.uk/Property/WIT106375)



Property Ref:
WIT106375 - 0009

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