



## Posterns, Field Assarts OX29 9NQ

Draft details - may be subject to alterations.

A 2 bedroom end terrace, stone-built property, converted from this period stone barn, and forming part of this small development. This attractive home offers good living space, and a private garden to the front, plus parking for 2 vehicles. The accommodation includes a good size living room with a wood burner, a kitchen, plus 2 bedrooms and a bathroom. The heating is electric, and there are double glazed windows.



SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

Price £315,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)



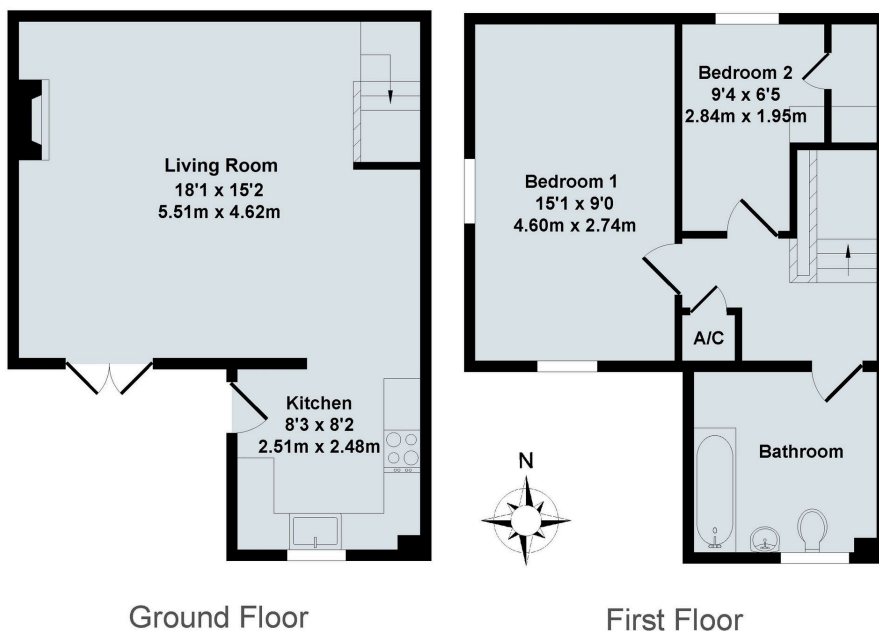


## Posterns, Field Assarts, Oxfordshire OX29 9NQ

- Kitchen
- Living Room
- 2 Bedrooms
- Bathroom
- Double Glazing
- Electric Heating
- Private Front Garden
- 2 Allocated Parking Spaces

### Directions

From Witney, proceed along Corn Street to the roundabout, taking the third exit onto Tower Hill. Proceed up the hill, turning left at the roundabout onto Burford Road. Follow this road along, passing through the traffic lights. Turn right signposted Crawley and continue into Crawley village. Turn left towards Leafield and continue along this road for 2 miles into Field Assarts. The property can be found on the left, in a small courtyard. 10H26



**Posterns, Field Assarts**  
Total Approx. Floor Area 706 Sq.Ft. (66.0 Sq.M.)  
All items illustrated on this plan are included in the "Total Approx Floor Area"

### Local Authority:

WODC Tax Band C / EPC Rating: 27/F

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Material Information - sourced via Ofcom.

Water & electric mains are connected. There is a shared septic tank drainage at the property. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2 & Vodafone.

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement 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. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis- statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.