



4 The Square

Ducklington, Oxfordshire OX29 7UD

Ducklington, Oxfordshire OX29 7UD

A rare opportunity to acquire an individual period detached house, in a superb village location, with much potential and very large, established gardens which lead down to the River Windrush. The accommodation benefits from gas central heating and features 2 separate reception rooms, a kitchen/breakfast room and 3 double bedrooms plus a study/4th bedroom. There is both a first floor bathroom and a ground floor shower room. There is also parking to the rear of the house.

Directions

Leave Witney via Ducklington Lane (A415) and take the third exit off the roundabout into Ducklington village (Witney Road). Continue on until the point where the road becomes Standlake Road and continue instead into Church Street. Turn left into 'The Square', number 4 will be facing you, marked by a Thomas Merrifield For Sale board.

Distances

Witney, Market Square c. 2 miles / Hanborough Train Station c. 8 miles / Oxford c. 12 miles / Burford c. 7.8 miles

Material Information - sourced via Ofcom:

All mains services. Ultrafast broadband available. Mobile & data: EE, Vodafone: 70% performance (Source: Ofcom).

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.

Draft details - may be subject to alterations. 14H26





GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen/Breakfast Room

Utility Room

Shower Room

FIRST FLOOR

Landing

3 Double Bedrooms

Study/4th Bedroom

Bathroom

Loft Rooms

Gas Central Heating

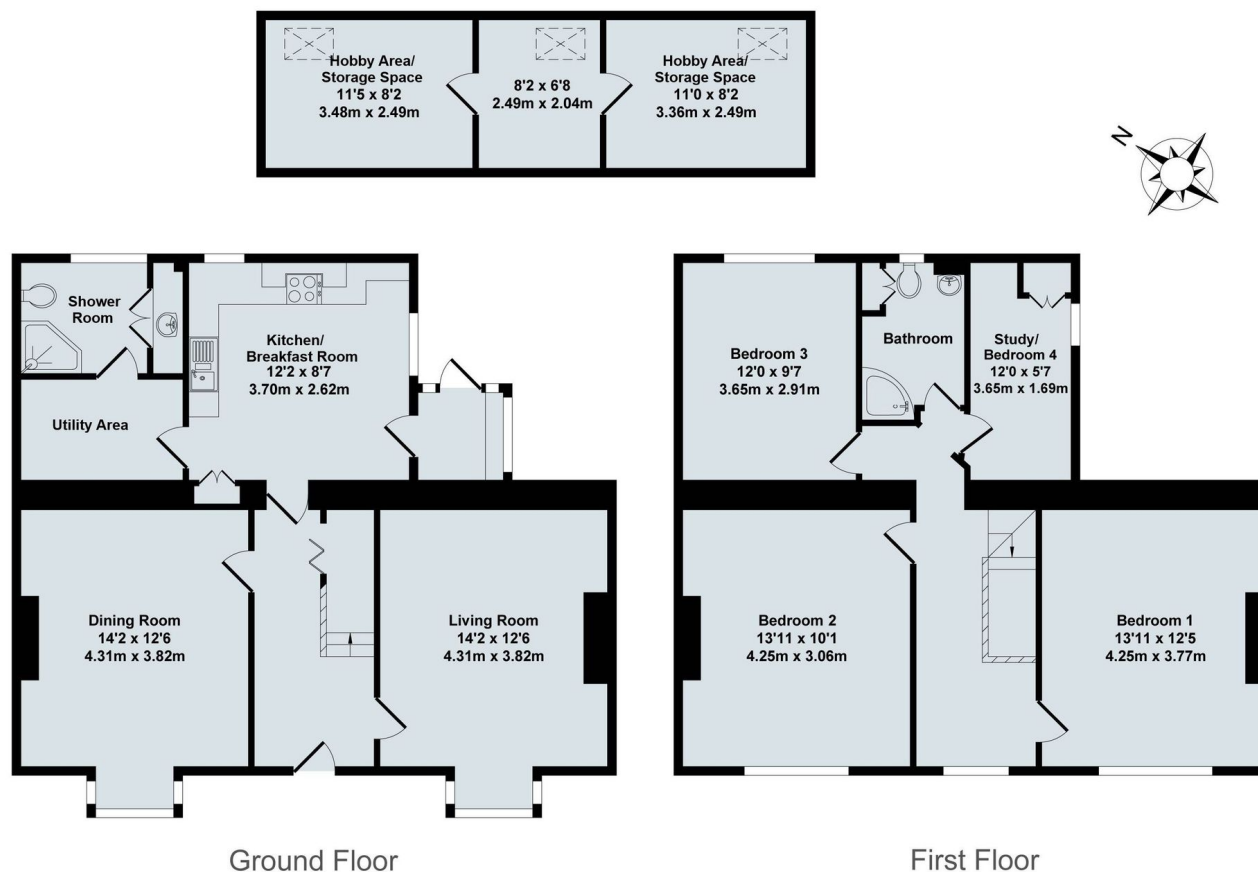
OUTSIDE

Large Gardens - leading down to the River Windrush

Parking To The Rear Of The House

**Offers In Excess Of £650,000 Freehold
WODC Tax Band E / EPC Rating: 55/D**





4 The Square Ducklington

Total Approx. Floor Area 1793 Sq.Ft. (166.60 Sq.M.)

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

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.