

4 HURST LANE

FREELAND OX29 8JA

Breckon & Breckon
est. 1947

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Freeland OX29 8JA

Nicely positioned in arguably one of the most attractive cul-de-sacs in Freeland, this super family home offers spacious accommodation over two floors, and a delightful garden. The kitchen is fitted with a range of modern units, integrated appliances with additional space for white goods. Open to the dining area, this is a light and airy space ideal for the family to gather. The sitting room has a feature stone faced fireplace with wood burner, and direct access to a sunny conservatory and is an ideal space to enjoy views across the garden. A utility area and WC completes this wonderful ground floor picture. To the first floor there are bedrooms and two bathrooms.

The outside space has been thoughtfully designed and offers almost total seclusion and privacy. The garden is home to a host of shrubs, plants and a mature tree provides shade over the timber decked area which is a fabulous spot for alfresco entertaining.

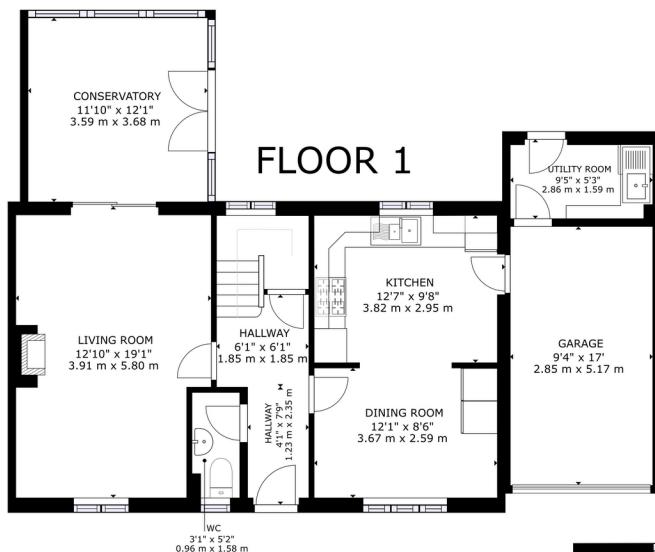


GUIDE PRICE

£625,000

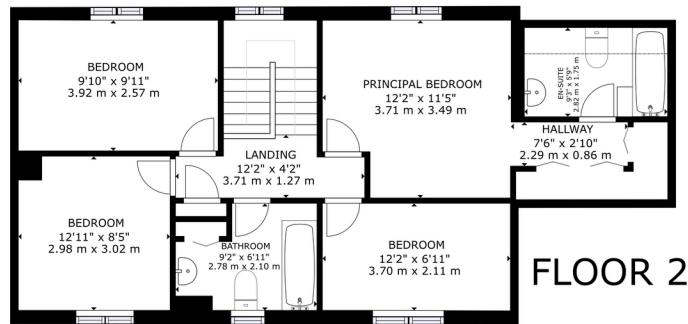






GROSS INTERNAL AREA
FLOOR 1: 790 sq ft, 73.38 m, FLOOR 2: 700 sq ft, 63.52 m
EXCLUDED AREA; GARAGE: 159 sq ft, 14.75 m
REDUCED HEADROOM: 16 sq ft, 1.45 m
TOTAL: 1490 sq ft, 136.9 m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band E - £2,965.79

Parking:
Garage & Driveway

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F	50	
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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LOCATION COMMENT

Freeland is very well placed for travel into Oxford, Eynsham, Woodstock and Witney. It is a thriving village with clubs and societies to join along with an excellent primary school and playgroup. There is a charming village pub, a church, and school transport is available for older children who would travel to Witney and /or Eynsham. There is a range of shops and post office in the nearby village of Long Hanborough along with a mainline London/ Paddington rail link. There is also a bus service to Oxford and Witney. Witney 6 miles, Woodstock 6 miles, Oxford 8 miles.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
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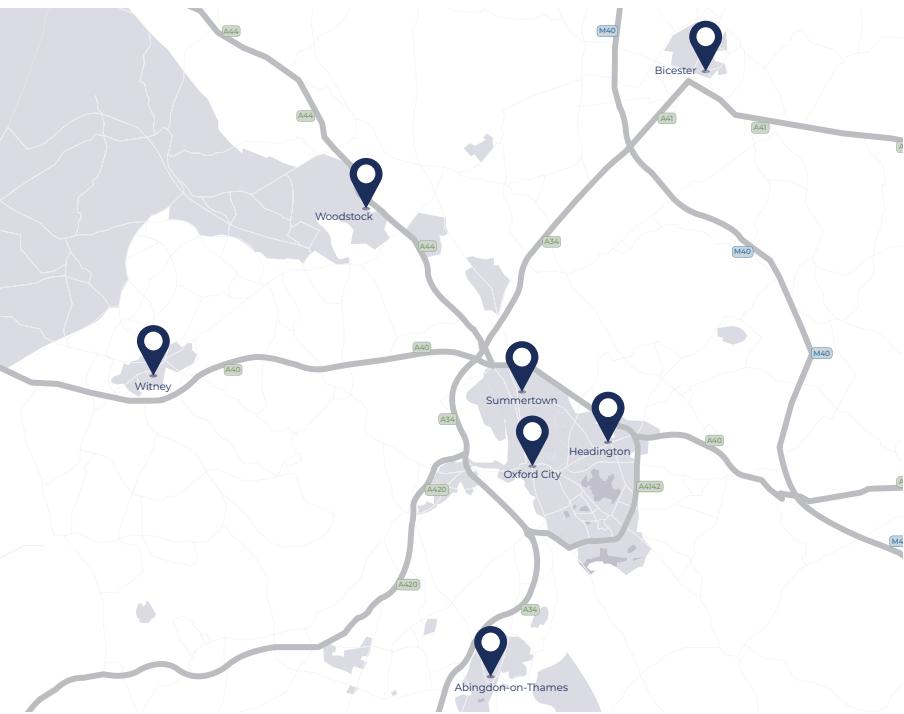
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OX28 6BB
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FROM LEFT: Alexander Chappell,
Julia Briggs, Sarah Thomas,
Madison Peedell, John Bouwer



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