



Halifax Way, Stanton Harcourt

Breckon & Breckon
EST. 1847

6 Halifax Way

Stanton Harcourt OX29 5BN

Nestled in the village of Stanton Harcourt which is surrounded by open countryside, this wonderful family home is just three years old and is finished to a high specification throughout. A stunning home that has plenty to offer in terms of space with a modern and contemporary layout including a welcoming entrance hall, superb family kitchen with bespoke cabinetry and Bosch integrated appliances which in turn opens to the dining area, the whole is filled with natural light from the bi-fold doors to the garden; a fantastic social/entertaining space. Again, filled with natural light the 22' sitting room opens to the garden and provides the perfect space for relaxing. The cloakroom and utility space complete the fabulous ground floor picture. To the first floor there are four bedrooms, a stunning bathroom and modern ensuite.

Externally, the landscaped garden affords a good degree of privacy and offers a delightful seating area for alfresco dining and the home office is a superb, hi-spec addition. There is ample off-street parking and a double garage. Enjoying an open aspect and within close proximity of lakeside walks, this truly magnificent home is ready for the new owner.



Fully Enclosed

Guide Price: £600,000







Council Tax:
Band E - £2,407

Parking
Double Garage &
Driveway Parking

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - Higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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“Agent's comment”

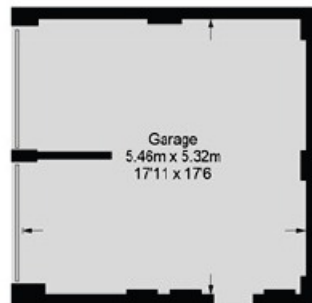
Completed in 2020 this stunning home offers sq ft of superb living space which is complemented perfectly by the delightful garden creating a sunny spot for alfresco entertaining and home working.

Stanton Harcourt is a well positioned just 6 miles from Witney and 9 miles from Oxford. It is a pretty village surrounded by countryside walks and has a thriving community with excellent primary school.

Properties of this style and quality are seldom seen in this lovely location and an appointment to view is highly recommended.



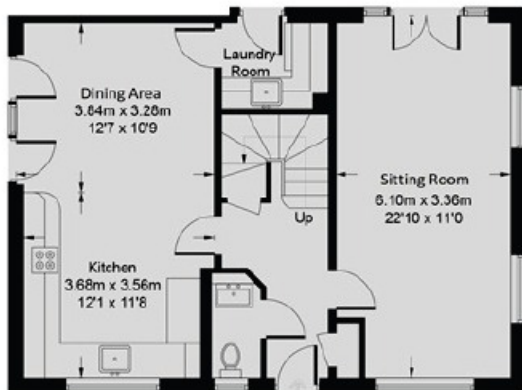
Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft
 Garage = 29.0 sq m / 312 sq ft
 Office = 10.0 sq m / 105 sq ft
 Total = 171.1 sq m / 1839 sq ft



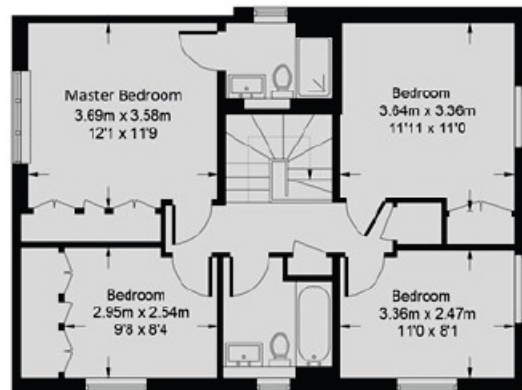
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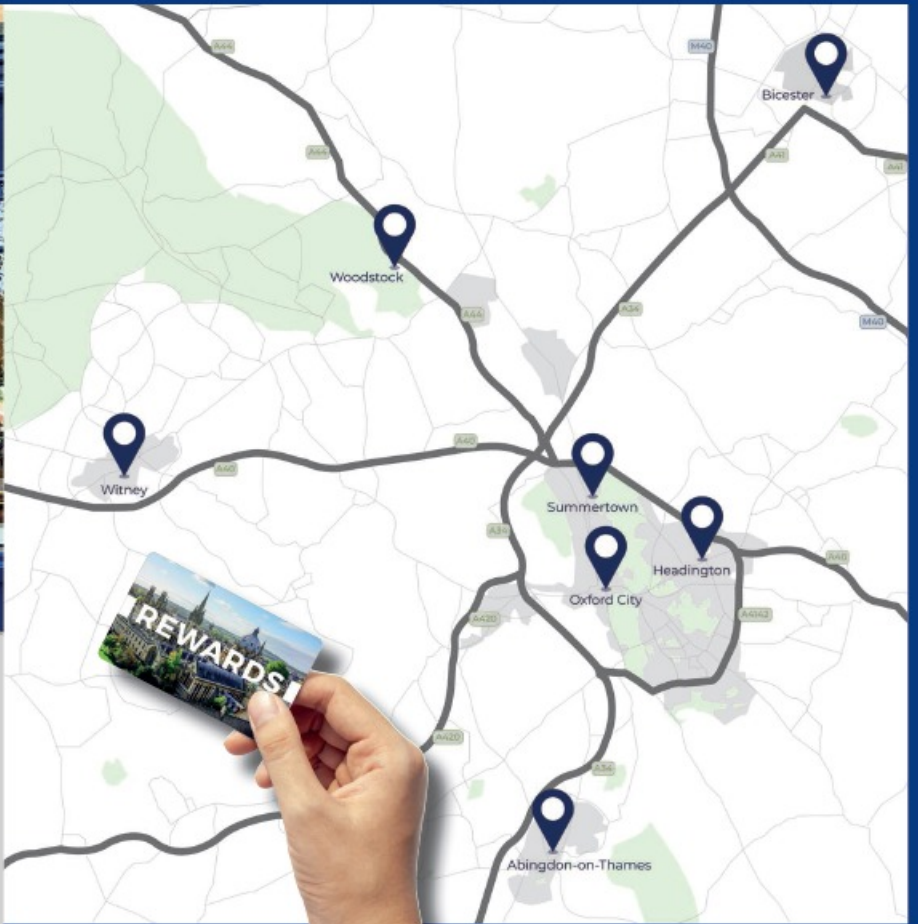
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Ground Floor



First Floor



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