



Pond Hill, Stonesfield

Breckon & Breckon  
est. 1947



# 4 Pond Hill, The Square

Stonesfield OX29 8QT

## £280,000

Guide Price



### Agent's Comment

*"We would love to show you this end of chain home nestled in this wonderful village surrounded by open countryside"*

Stonesfield is within the Cotswolds area of outstanding natural beauty and sits between Witney and Woodstock. It enjoys a thriving community and boasts a hairdresser, general store and primary school.

Whilst requiring a degree of updating this property offers a superb opportunity to enjoy life in this delightful village. This mid-terrace home would suit a first time buyer/investor or a great downsize for those not wanting to leave Stonesfield.

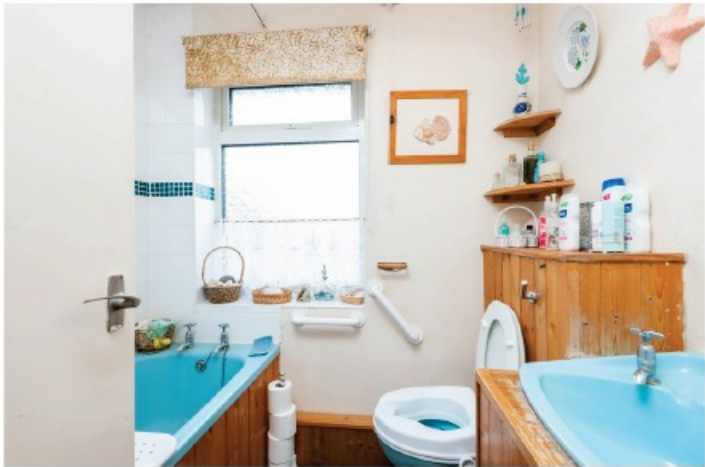
The accommodation comprises a good size sitting/dining room, kitchen fitted with a range of units and a utility/cloakroom. The kitchen was partitioned to create a cloakroom and could easily be reconfigured. There are two bedrooms and bathroom on the first floor.

Set with low maintenance in mind the rear courtyard garden is a blank canvass ready for the new owner. There is a gate out to the rear which leads to the garage. Overall, a viewing is highly recommended to avoid missing this fabulous opportunity to live in a pretty village with countryside walks all around.



 Fully Enclosed

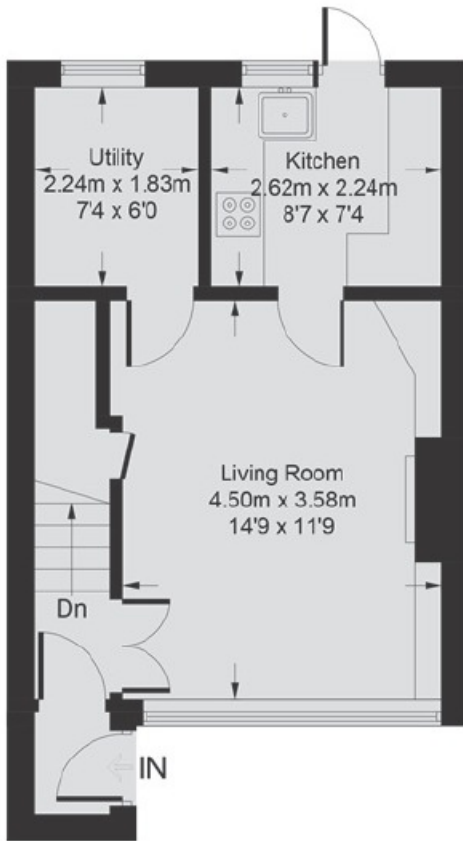




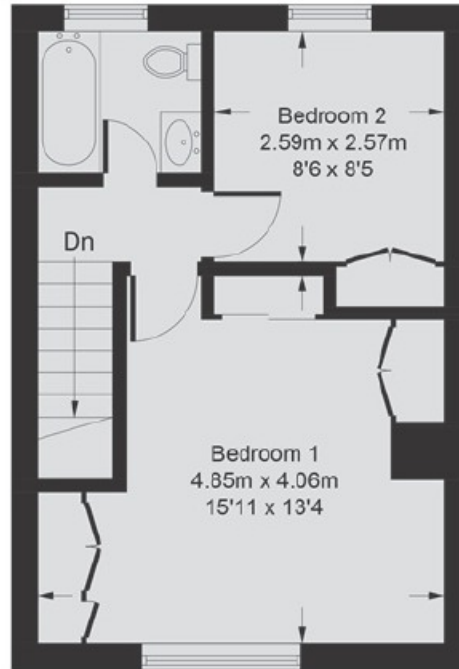


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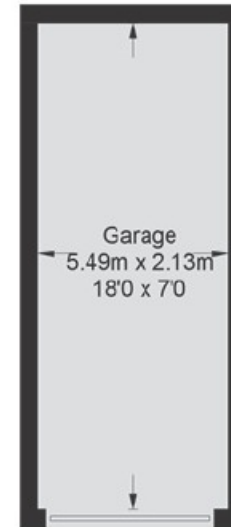
Approximate Gross Internal Area = 64.8 sq m / 697 sq ft  
 Garage = 11.8 sq m / 127 sq ft  
 Total = 76.6 sq m / 824 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

**Breckon & Breckon**

est. 1947

Witney

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**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
 Tel: 01865 763999 (letting)

**Abingdon**

Tel: 01235 550 550 (sales)  
 Tel: 01235 554 040 (letting)

**Woodstock**

Tel: 01993 811881 (sales)  
 Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
 Tel: 01865 201111 (letting)



**Council Tax Band:**

Band C  
 £1,745

**Local Authority:**

West Oxfordshire  
 District Council

