

WITNEY ROAD
FREELAND
OXFORDSHIRE

BRECKON.CO.UK

Pembroke House, Witney Road

Freeland, Oxfordshire, OX29 8HQ

A wonderful three/four-bedroom detached family home in Freeland that has flexible living depending on your lifestyle but also offers good transport links and great country walks close by.

From the welcoming large entrance hall there is access to all the main reception rooms to include bright living room with two windows and patio doors into the enclosed gardens, Study/bedroom four, downstairs shower room and a large fitted kitchen/breakfast room with a range of wall and base units as well as a number of fitted appliances. This also opens to the formal dining room to the front, separate utility room with cloakroom next to it and a further set of French doors into the conservatory that also backs onto the rear garden. The first floor has the family bathroom and three bedrooms all with fitted wardrobes, two being double bedrooms with an en-suite shower room to the master bedroom and then a third single bedroom.

The rear enclosed gardens are mainly laid to lawn with a paved garden off the back of the house, side access and a range of mature shrubs and trees surrounding. To the front there is a paved driveway with a detached single garage and off-street parking.

Guide Price: £800,000

 3/4

 3

 3

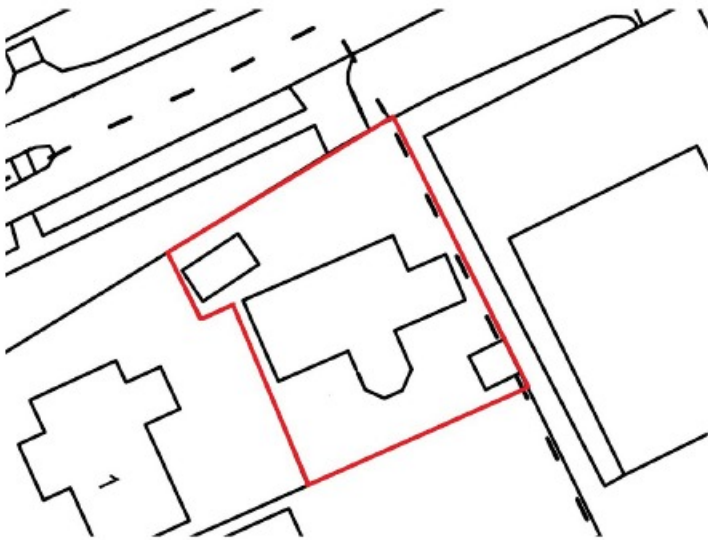
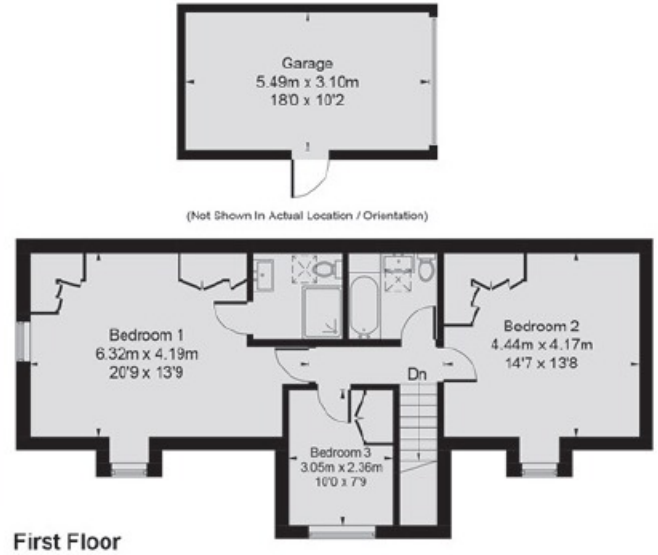
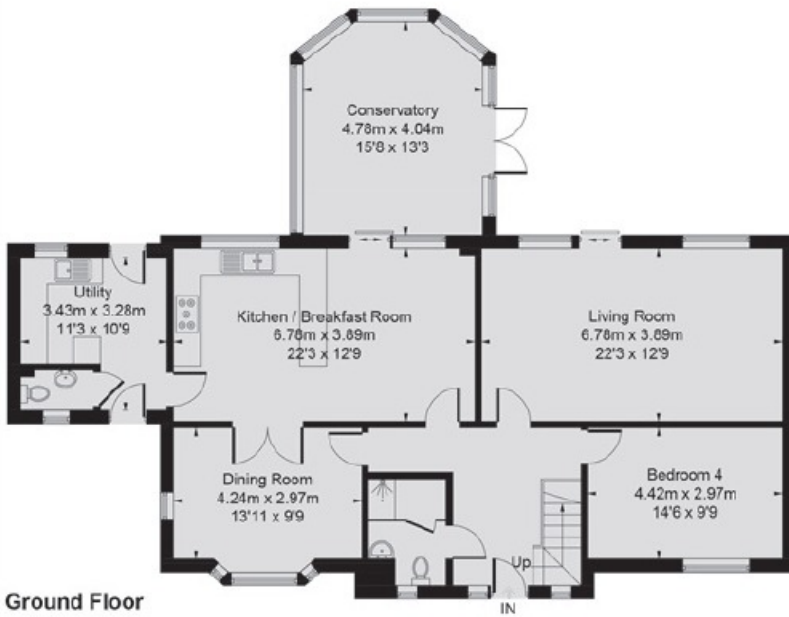


Enclosed rear
Garden





Approximate Gross Internal Area = 196.8 sq m / 2118 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 213.8 sq m / 2301 sq ft



Council Tax:
 Band G - £3,677.08 4

Parking
 Off street parking and
 a detached single
 garage

Local Authority
 West Oxfordshire
 District Council

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

“Location Description”

Freeland lies approx 6 miles north-east of Oxford. There is a modern primary school, and a choice of pubs. A bus service operates to Oxford, Woodstock and the local market town of Witney, each approx 4 miles. There is a railway station in the neighbouring village of Long Hanborough (1½ miles). The A40 trunk road is within 2 miles, giving access to Oxford, Cheltenham and the west.





Our network of offices across Oxfordshire

Every office has access to every buyer registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

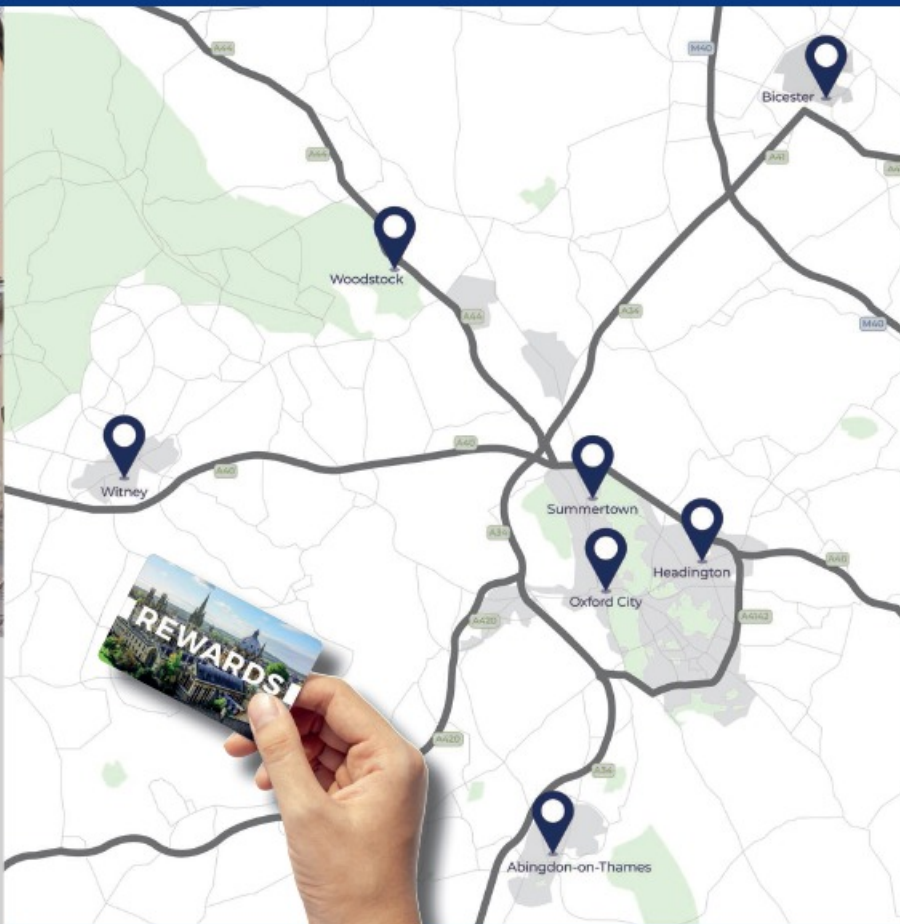
Woodstock Sales

34 High Street
Woodstock
Oxfordshire
OX20 1TG

t: 01993 811881
e: woodstock@breckon.co.uk



FROM LEFT:
Martyn Brittain, Phoebe Southgate,
Cheryl Pearson, Jack Smith



BRECKON REWARDS

Scan to find out more!



naea
propertymark

PROTECTED

Summertown

t: 01865 310300 (sales)
t: 01865 201111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244735 (sales)
t: 01865 201111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750200 (sales)
t: 01865 763999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550550 (sales)
t: 01235 554040 (letting)
e: abingdon@breckon.co.uk

Witney

t: 01993 776775 (sales)
t: 01993 899972 (letting)
e: witney@breckon.co.uk

Bicester

t: 01869 242423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261222
e: newhomes@breckon.co.uk

Land Team

t: 01865 558999
e: land@breckon.co.uk

Letting and Property Management

t: 01865 201111
e: lettings@breckon.co.uk

Creative Department

t: 01865 310300
e: creative@breckon.co.uk

Breckon & Breckon

est. 1947