



The Old Stables, Burycroft Farm

The Old Stables, Burycroft Farm

Crawley Road, Witney OX29 9TG

£389,000

Guide Price



Nestled between Witney and Crawley with beautiful, far-reaching countryside views this wonderful stone stable conversion is sold with no onward chain. The delightful location coupled with the characterful accommodation lends itself to many buying options including a superb weekend retreat, investment or downsize. Presented in excellent order throughout the cottage style kitchen offers a range of units with integrated appliances and has space for dining. A stone fireplace with log burner ensures a cosy spot to enjoy the fabulous view through the bi-fold doors. Limestone floors and exposed beams enhance this charming space. A contemporary fitted bathroom completes the ground floor picture.

The first floor offers two double bedrooms which enjoy plenty of natural light from both windows in the gables and roof lights.

Approached via a farm drive which leads to a private drive to The Old Stables with parking for 3 cars. A foaling barn lends itself to conversion to a home office or gym and a further attribute is the wood store.

Agent's Comment

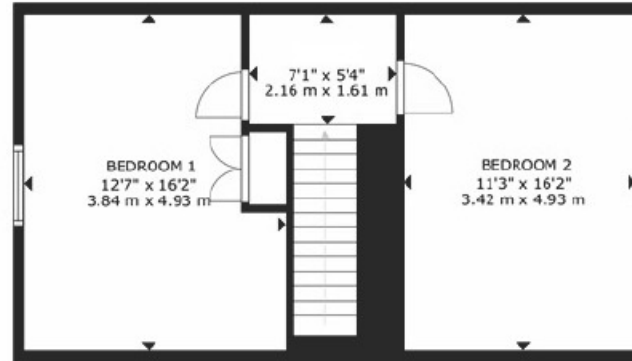
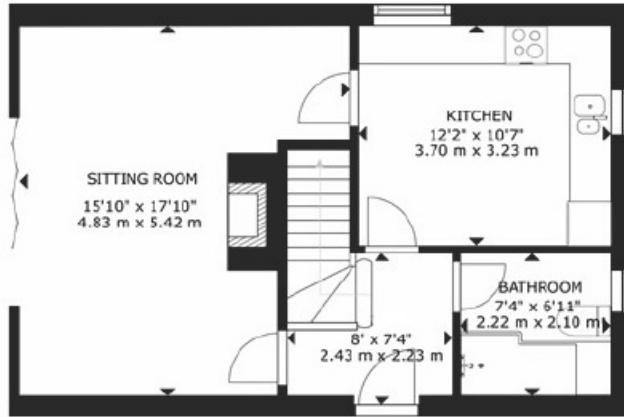
"A unique opportunity to enjoy rural living yet just a short drive will take you to all the amenities in Witney"



 Fully Enclosed



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GROSS INTERNAL AREA
 FLOOR 1: 541 sq ft, 50.44 m², FLOOR 2: 475 sq ft, 44.14 m²
 TOTAL: 1016 sq ft, 94.58 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Breckon & Breckon

est. 1947

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Oxford city centre

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Tel: 01993 776775 (sales)
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Council Tax Band:

Band E
 £2,615

Local Authority:

West Oxfordshire District Council

Energy Efficiency Rating		Band	Factor
94-100	A	99	-
81-93	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	65	-

Any electric shower, power saving mode
 All energy efficient, triple-glazing double
 England, Scotland & Wales