



Blackditch, Stanton Harcourt

7 Blackditch

Stanton Harcourt OX29 5SQ

£475,000

Guide Price



Agent's Comment

"A superb opportunity to enjoy village living yet just a short drive to the wider array of amenities on offer in neighbouring Witney and Eynsham with Oxford approximately 12 miles distant."

Enjoying a quiet rural location this attractive family home sits just a few strides from countryside walks, the village school and popular Harcourt Arms gastro pub. The spacious accommodation has been refurbished to offer a stylish, contemporary finish and sits alongside a delightful, generous rear garden. The bow window in the sitting room allows natural light to fill the space and the ground floor shower room off the study could work as an additional bedroom if required. The fabulous kitchen/breakfast also has a bow window and is fitted with a wide range of modern units, integrated appliances and breakfast bar dining. This area flows through to the dining area that opens to the decked area, a great social space. To the first floor the principal bedroom has an ensuite shower with sink unit and two further double bedrooms are well served by the house bathroom and separate WC.

The generous garden is set with alfresco dining in mind on the large decked area overlooking the expanse of lawn, a superb, safe place for children and pets alike. Wall and tall hedge create good privacy to the front garden with ample driveway parking.

 3/4

 2/3

 3

 Generous



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.



GROSS INTERNAL AREA
 FLOOR 1 59.0 m² (635 sq.ft.) FLOOR 2 54.9 m² (591 sq.ft.)
 TOTAL : 113.9 m² (1,227 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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)
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Abingdon

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Woodstock

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

Witney

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



Council Tax Band:

Band C
 £2,036.16

Local Authority:

West Oxfordshire
 District Council

