



Mistral, Ducklington

Breckon & Breckon
EST. 1847

Mistral, Witney Road

Ducklington OX29 7TN

The pretty village of Ducklington is just over two miles south of Witney town centre. This individual property, which is situated on the northern edge of the village, has been in the same family ownership for many years and represents an ideal opportunity for the new owner to make their mark, and should undoubtedly be on your list to view. The wonderful capacious accommodation extends to approximately 2,841 sq ft and includes a spacious entrance hall, separate dining room, triple aspect sitting room with feature fireplace and delightful view across the garden. The kitchen/breakfast room is equipped with a wide range of units and space for dining overlooking the garden; a useful feature of the property is the very large separate utility room. The first floor comprises four large double bedrooms and two full bathrooms.

Ample driveway parking leads to a double garage with games room over, which ideally lends itself to a separate self-contained annexe. The wonderful gardens afford good privacy and have been well-tended over the years with large lawn area and mature trees. Properties of this nature are seldom seen for sale and an appointment to view is highly recommended.

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Generous plot

Guide Price: £950,000







Council Tax:
Band G - £3,617.37

Parking
Driveway & Double
Garage

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(84-91)	B		
(69-83)	C		
(55-68)	D	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			67

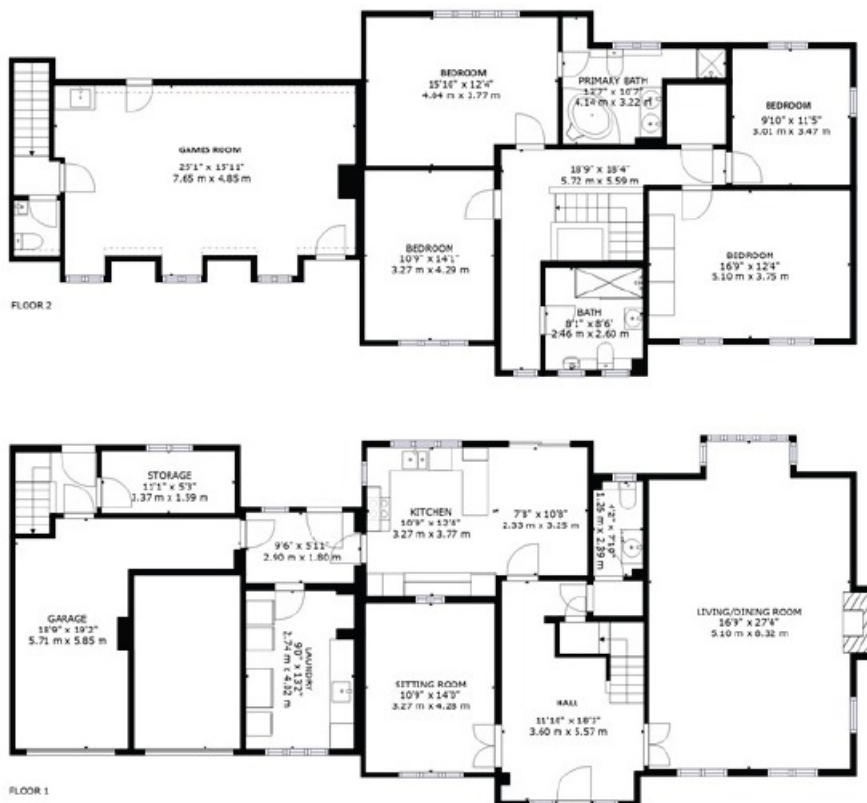
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“Agent's comment”

This unique family home warrants an appointment to view to fully appreciate the space it has to offer and the delightful, private gardens.

An abundance of living space with annexe potential over the garage alongside delightful gardens create a wonderful opportunity to enjoy village life.

Ducklington is a mixture of very pretty older period property and more recent developments. It has a beautiful historic centre including a picturesque duck pond within a designated Conservation area.



GROSS INTERNAL AREA
 FLOOR 1: 1383 sq. ft. 128 m², FLOOR 2: 1458 sq. ft. 135 m²
 EXCLUDED AREAS: GARAGE: 213 sq. ft. 20 m²
 REDUCED HEADROOM BELOW 1.5M: 24 sq. ft. 2 m²
 TOTAL: 2841 sq. ft. 264 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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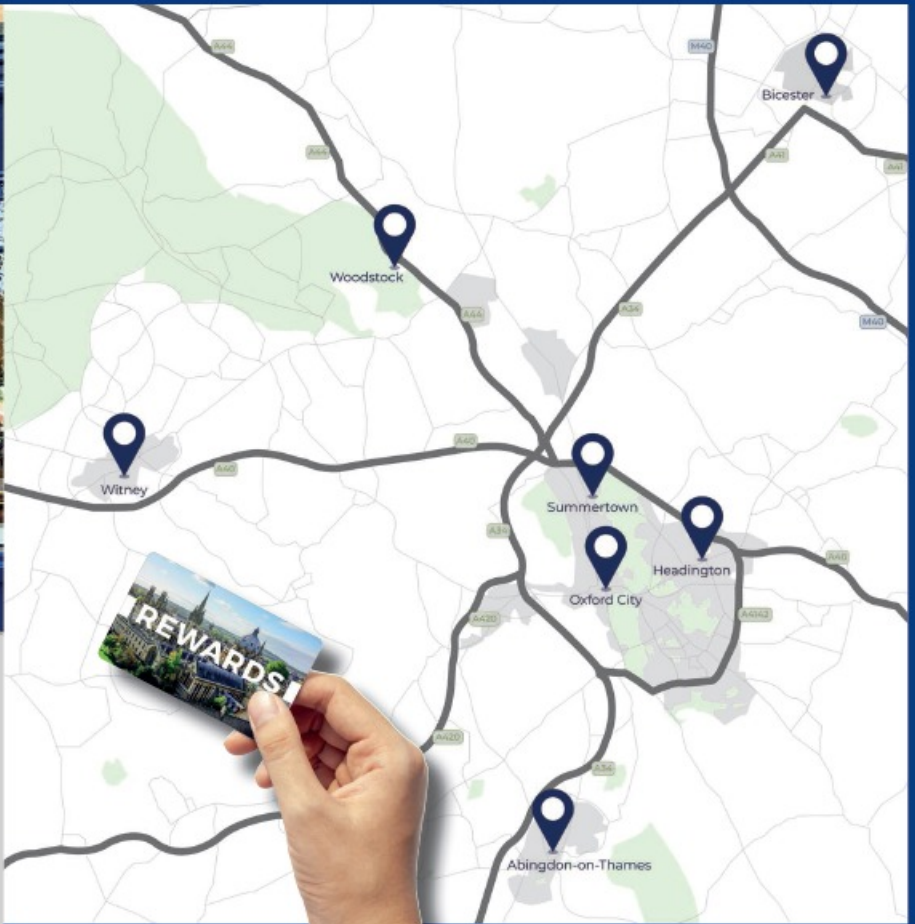
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