

THE KILN
THE GREEN
FREELAND OX29 8AP

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The Kiln, The Green

Freeland OX29 8AP

In the same ownership for several generations this unique 1930s bungalow with later additions offers a superb development opportunity on the edge of this desirable village. Enhanced by the approx. one acre garden, single track lane, and fantastic far-reaching views this really is an opportunity to enjoy village living at its best.

Offering huge scope for development subject to the usual permissions the existing property sits centrally on the plot and offers approx. 1400 sq ft of accommodation. Various outbuildings in different stages of repair include an Old Kiln hence the property name.

The current configuration offers three bedrooms (two on the ground floor), first floor bathroom, two reception rooms, kitchen, ground floor shower room, and cloakroom. The generous living space enjoys plenty of natural light and further attributes include the original feature wood fired oven, a walk-in pantry and some wooden flooring.

Generous gardens are enclosed and afford a high degree of privacy with large lawn, mature trees and hedgerow, the perfect space for entertaining with family and friends. This wonderful outdoor space is enhanced by the surrounding countryside.

Guide Price: £750,000

 3

 2

 2



South Facing







Council Tax:
Band D - £2,315.61

Parking
Ample driveway
parking

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		57
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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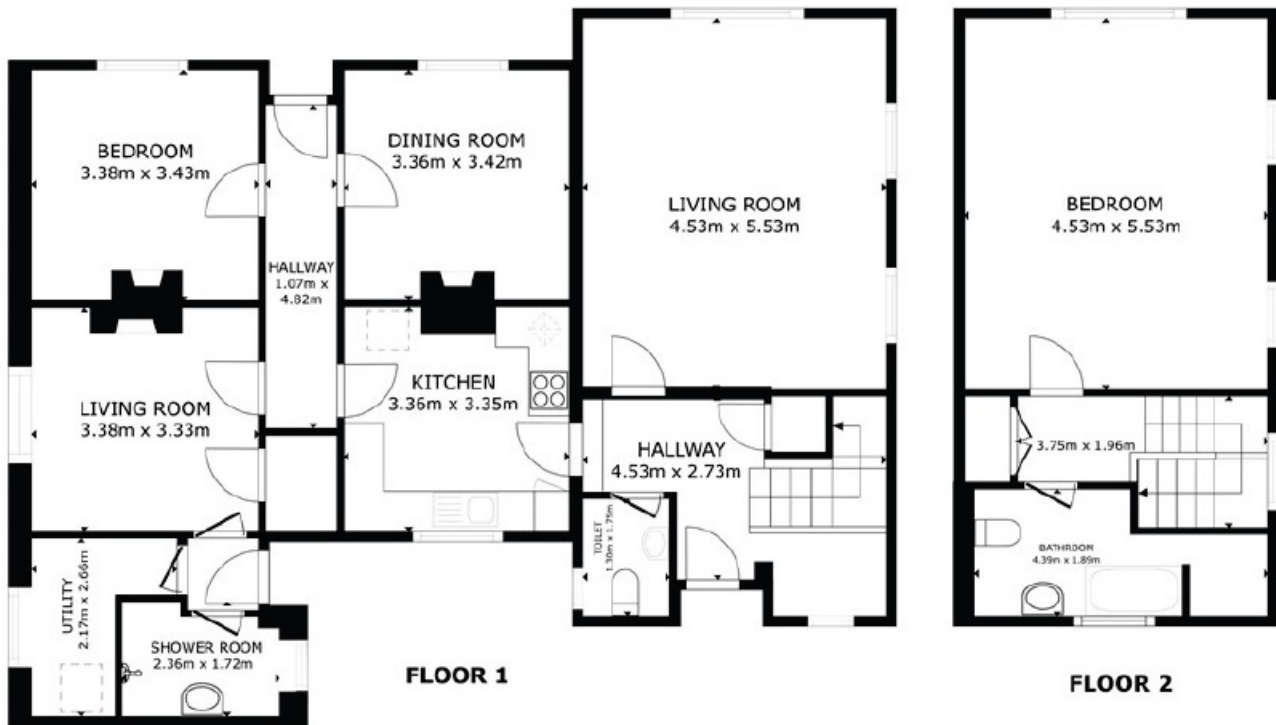
“Agent's comment”

Freeland lies about 5 miles from Witney. There is a highly sought after primary school, Church and public house. There is also a village hall hosting a variety of clubs and activities. A bus service operates to Oxford, Woodstock and the local market town of Witney. There is a railway station in the neighbouring village of Long Hanborough with a direct service to London.

Properties of this nature are seldom seen for sale in this desirable location and an appointment to view is essential to fully appreciate the plot, potential and wonderful village.



FLOOR PLAN - THE KILN, FREELAND



GROSS INTERNAL AREA
 FLOOR 1 105.3 m² FLOOR 2 39.1 m²
 EXCLUDED AREAS : REDUCED HEADROOM 1.0 m²
 TOTAL : 144.4 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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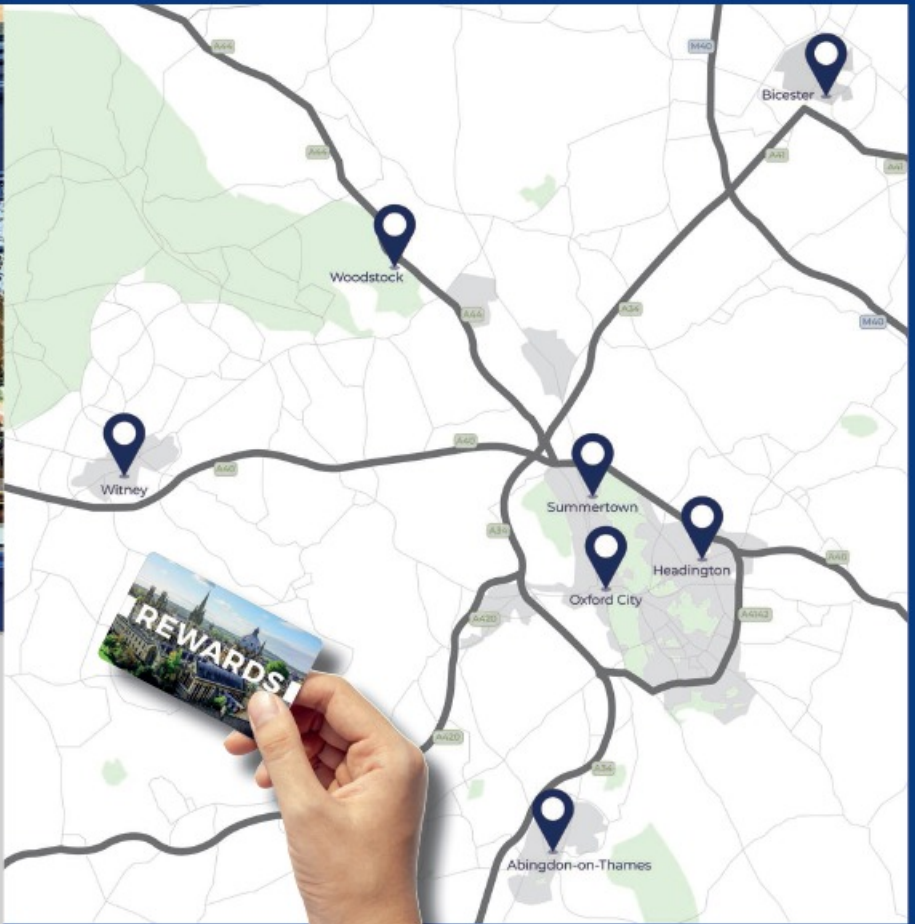
Witney Sales

10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776775
e: witney@breckon.co.uk



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t: 01235 554040 (letting)
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t: 01993 810100 (letting)
e: woodstock@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

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