THE SYCAMORES
Field Assarts, Oxfordshire
The Sycamores
Field Assarts
Oxfordshire
OX29 9NQ

A LIGHT AND SPACIOUS FAMILY HOME SET IN THE PICTURESQUE HAMLET OF FIELD ASSARTS

- Light & spacious
- Detached chalet bungalow
- Flexible accommodation
- 5 bedrooms
- 5 reception rooms
- Large Kitchen
- Utility
- 3 bathrooms
- Garage & parking
- Gardens

£825,000

VIEWING Strictly by prior appointment through

Tel: 01608 644 344

LOCATION

Field Assarts is a small hamlet approximately one mile from the nearby village of Leafield. Leafield’s amenities include a shop and post office, village pub, village hall, restaurant and Churches. There is also a pre-school group, playground and primary school. Field Assarts lies in the middle of the triangle formed by the towns of Witney, Burford and Charlbury, which offer many services and amenities. There is good access to London and Oxford from the mainline station at Charlbury.

THE PROPERTY

A beautifully renovated detached chalet bungalow boasting flexible living accommodation with a light and spacious ambience.
GROUND FLOOR
The ground floor comprises of a large hallway, with downstairs cloakroom, leading to an open plan kitchen/breakfast area with garden room attached. A dining room and sitting room are adjoined by a double sided log burning stove. Further down the hallway is a utility room with a drying room attached, a double bedroom, study and a snug with gas fire and bi-folding doors leading out into the garden.

FIRST FLOOR
The stairway is complimented with a sky light which fills both the downstairs hallway and upstairs landing with a wealth of light. Four double rooms can be found upstairs two ensuite and a family bathroom.

OUTSIDE
The exterior consists of large front garden with a pond and paved driveway, a large rear garden.

DIRECTIONS
Coming from the direction of Chipping Norton pass through Leafield taking the left turn onto The Ridings continue on this road until you come to Field Assarts where the property is located on the left hand side.

FIXTURES AND FITTINGS
Only those specifically mentioned within the sale particulars are included in the sale. Please note that we have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase.

TENURE
The property is freehold.

SERVICES
We understand that mains water, electricity and drainage are connected to the property.

LOCAL AUTHORITY
West Oxfordshire District Council
Woodgreen
Witney
Oxon
OX8 6NB
Tel: (01993) 702941

VIEWING
Viewing is strictly via the Sole Agents and prospective purchasers should satisfy themselves as to the accuracy of any particular point of interest before journeying to view.

COUNCIL TAX
Band F
Approximate Gross Internal Area = 285 sq m / 3068 sq ft

Energy Performance Certificate

The Sycamores, Field Assets, WITNEY, OX29 9NQ

Dwelling type: Detached house
Date of assessment: 12 September 2019
Date of certificate: 14 September 2019
Type of assessment: RITA/4 existing dwelling
Total floor area: 262 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:
- £ 4,893

Over 3 years you could save:
- £ 543

Estimated energy costs of this home

<table>
<thead>
<tr>
<th>Current costs</th>
<th>Potential costs</th>
<th>Potential future savings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lighting</td>
<td>£ 372 over 3 years</td>
<td>£ 372 over 3 years</td>
</tr>
<tr>
<td>Heating</td>
<td>£ 4,023 over 3 years</td>
<td>£ 3,675 over 3 years</td>
</tr>
<tr>
<td>Hot Water</td>
<td>£ 496 over 3 years</td>
<td>£ 303 over 3 years</td>
</tr>
<tr>
<td>Totals</td>
<td>£ 4,993</td>
<td>£ 4,280</td>
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</tbody>
</table>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

<table>
<thead>
<tr>
<th>Recommended measures</th>
<th>Indicative cost</th>
<th>Typical savings over 3 years</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Floor insulation (solid floor)</td>
<td>£4,000 - £5,000</td>
<td>£366</td>
</tr>
<tr>
<td>2 Solar water heating</td>
<td>£4,000 - £5,000</td>
<td>£180</td>
</tr>
<tr>
<td>3 Solar photovoltaic panels, 2.5 kW</td>
<td>£3,500 - £5,500</td>
<td>£984</td>
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To receive advice on what measures you can take to reduce your energy costs, visit www.simpleenergyadvice.org.uk or call freephone 0800 444422. The Green Deal may enable you to make your home warmer and cheaper to run.

Finsbury House, New Street, Chipping Norton, Oxfordshire, OX7 5LS

T: 01608 644 344

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