

# BUNGALOW

CHURCH LANE, HAILEY OX29 9UD

# Bungalow

Church Lane, Hailey OX29 9UD

Situated in a highly desirable village location, this delightful family home was built by the current owner and has remained in the same ownership for over 30 years. Offering a tranquil retreat with wonderful field views this individual property is nestled along a quiet no-through lane in the heart of the village. Boasting a generous half-acre garden, this home is the epitome of village living at its finest. The spacious accommodation includes a sitting room with open fireplace, a kitchen/breakfast room with space for a table and chairs and a more formal dining room ideal for family entertaining. There are six bedrooms across two floors, the principal bedroom enjoying fabulous field views. The seamless flow from room to room offers a versatile layout that lends itself to change with the additional potential to create an annexe if so desired. Further attributes include two double garages and ample parking for multiple vehicles. The mature, well-tended gardens have been set with two seating areas to enjoy the sunshine throughout the day into the evening.

## GUIDE PRICE

£1,100,000

 6

 3

 2



approx. half acre

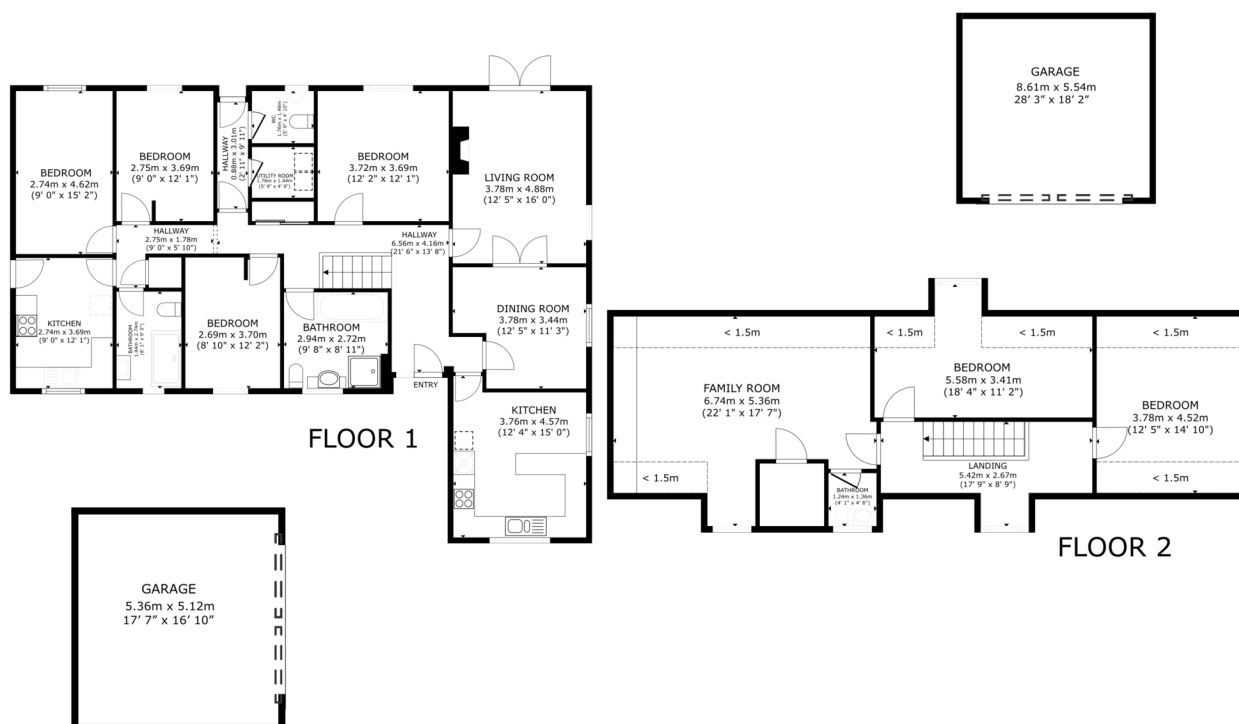








## The Bungalow Floor Plan



GROSS INTERNAL AREA (EXCLUDING GARAGES)  
 FLOOR 1 150.4 m<sup>2</sup> (1,619 sq.ft.) FLOOR 2 61.9 m<sup>2</sup> (666 sq.ft.)  
 EXCLUDED AREAS : REDUCED HEADROOM 16.7 m<sup>2</sup> (180 sq.ft.)  
 TOTAL : 212.3 m<sup>2</sup> (2,285 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band G - £4,016.75

**Parking:**  
 2 double garages & ample parking

**Local Authority:**  
 West Oxfordshire District Council

*AWAITING  
 EPC*



# LOCATION COMMENT

*Hailey is a village about 2 miles north of Witney on the B4022 to Finstock/Charlbury. The village has a public house, the Lamb and Flag whose building dates from the 17th century. There is a primary school, church and Witney Rugby Football Club has its ground in Hailey. A local bus service runs through the village and the main railway station with direct line to London/Paddington is approximately 5 miles north.*





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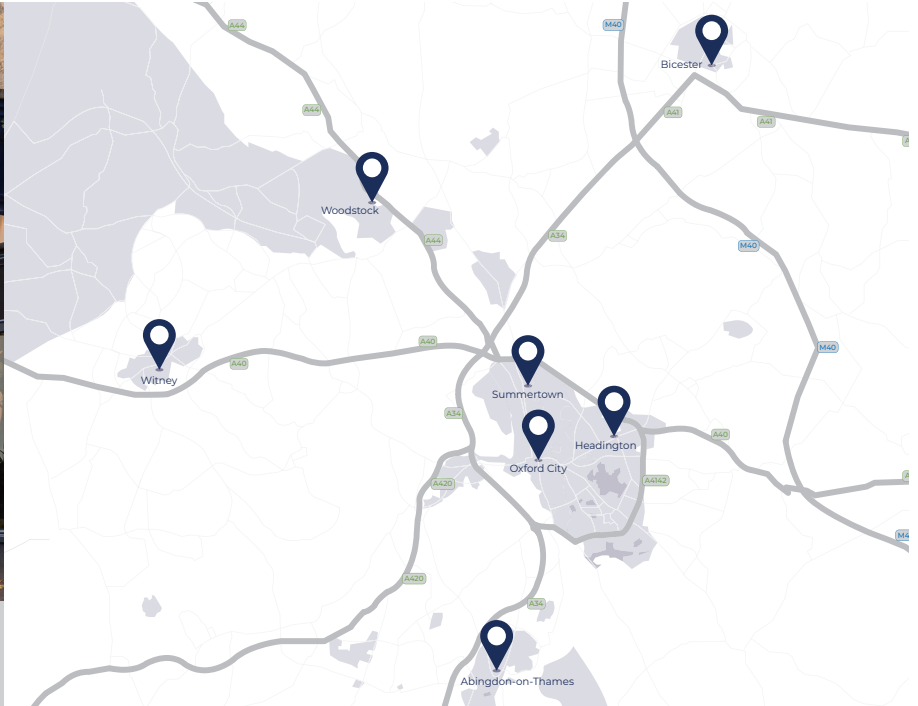
### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

### Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



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