

# 163 WROSLYN ROAD

FREELAND OX29 8AL

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Occupying a prime position in this thriving village, a pretty stone cottage offering a wealth of period charm throughout including exposed stone walls, ledge and brace doors, ceiling beams, and a stone fireplace with stove. The superb accommodation in this attractive home comprises a fabulous country style, the open plan layout allows plenty of space for family dining with a seating area in front of the stone fireplace with its wood burning stove. The contemporary fitted cloakroom with panelling, stylish sink and taps completes the ground floor picture. The principal bedroom has a vaulted ceiling with beams, exposed stone walling, and a range of fitted wardrobes. Two further bedrooms are well served by the chic bathroom.

Although slightly off-set from the property the garden is a delight with mature trees, plants, lawn and wonderful seating areas for a spot of alfresco entertaining. The whole affords a high degree of privacy.

## GUIDE PRICE

**£475,000**



3



2



1

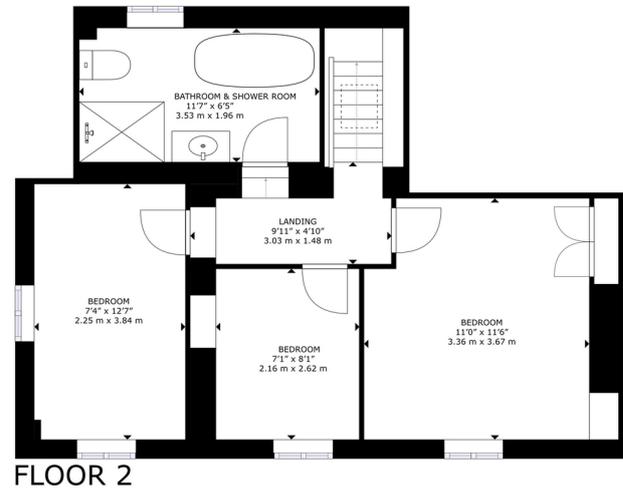
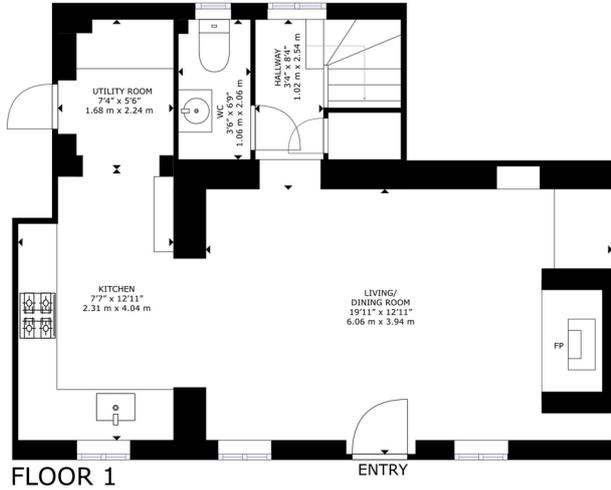


Good size





## Wroslyn Road Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 505 sq. ft, 47 m<sup>2</sup>, FLOOR 2: 486 sq. ft, 45 m<sup>2</sup>  
 TOTAL: 991 sq. ft, 92 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band E - £2,830.19

**Parking:**  
 On-street parking

**Local Authority:**  
 West Oxfordshire District Council



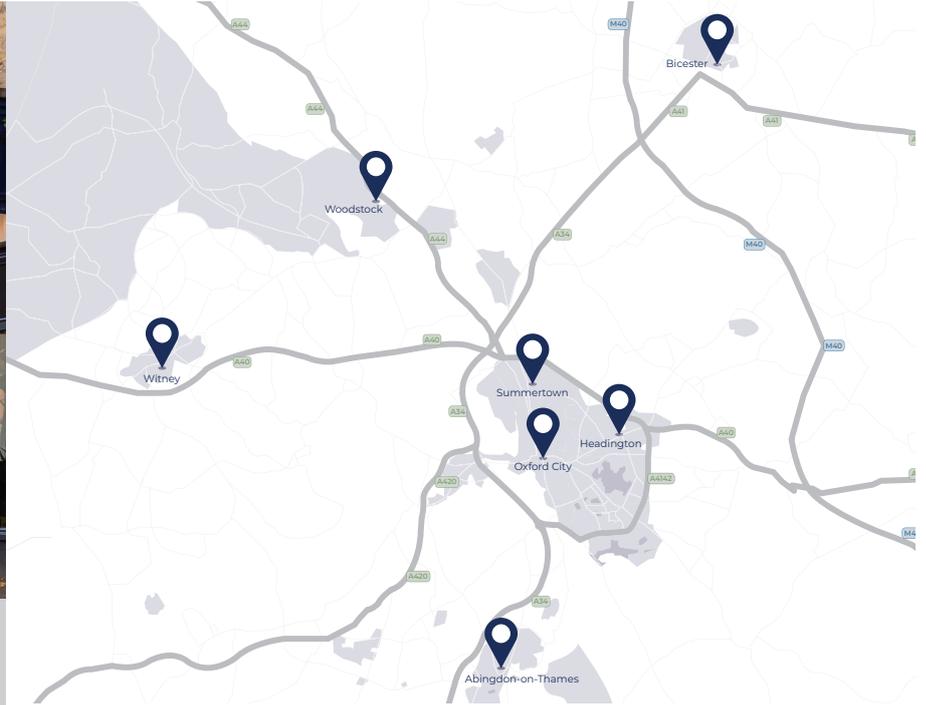
# LOCATION COMMENT

*The desirable village of Freeland lies about five miles north-east of Witney. There is a highly sought after primary school, Church and public house - the Oxfordshire Yeoman. There is also a well-equipped modern village hall hosting a variety of clubs and activities plus an active village cricket team. 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.*



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t: 01865 261 222  
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e: [lettings@breckon.co.uk](mailto:lettings@breckon.co.uk)

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t: 01865 310 300  
e: [creative@breckon.co.uk](mailto:creative@breckon.co.uk)

## Bespoke by Breckon

t: 01865 765 555  
e: [bespoke@breckon.co.uk](mailto:bespoke@breckon.co.uk)



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



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