

1 GRANARY WAY

STANTON HARCOURT OX29 5BT

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Located in the desirable village of Stanton Harcourt, this wonderful property was built by Deanfield Homes in 2022 and enjoys a picturesque rural setting with a delightful open outlook across a green area to the front. This attractive family home offers stylish and beautifully presented accommodation across two floors and the welcoming entrance hall with fitted doormat and parquet floor is just the beginning of the fabulous living space. The open plan, dual aspect, contemporary fitted kitchen/dining/family area is a truly wonderful centre point creating a fabulous social space, ideal for entertaining. Fitted with an excellent range of contemporary shaker-style units, Silestone work surface and built in appliances the family area opens to the garden with ample room for formal family dining alongside the breakfast bar with stools. The separate utility room provides useful additional kitchen space. The sitting room with log burner and doors to the garden is a wonderful space to relax with a second reception room having two bay window.

GUIDE PRICE

£850,000

 **5**

 **4**

 **3**



Garden and Double







GROSS INTERNAL AREA (NOT INC. GARAGE)
FLOOR 1: 1209 sq ft, 112.3 m , FLOOR 2: 1174 sq ft, 109.1 m
TOTAL: 2383 sq ft, 221.4 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band G - £3817.8

Parking:
Double Garage and Driveway

Local Authority:
West Oxfordshire District Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

“LOCATION COMMENT

Stanton Harcourt lies about 4 miles southeast of the thriving market town of Witney and is within about 6 miles of the dreaming spires of Oxford. The village boasts a fine Grade 1 Listed church, The Harcourt Arms gastro pub, and Church of England primary school. Countryside walks like all around with Hardwick Parks close by.



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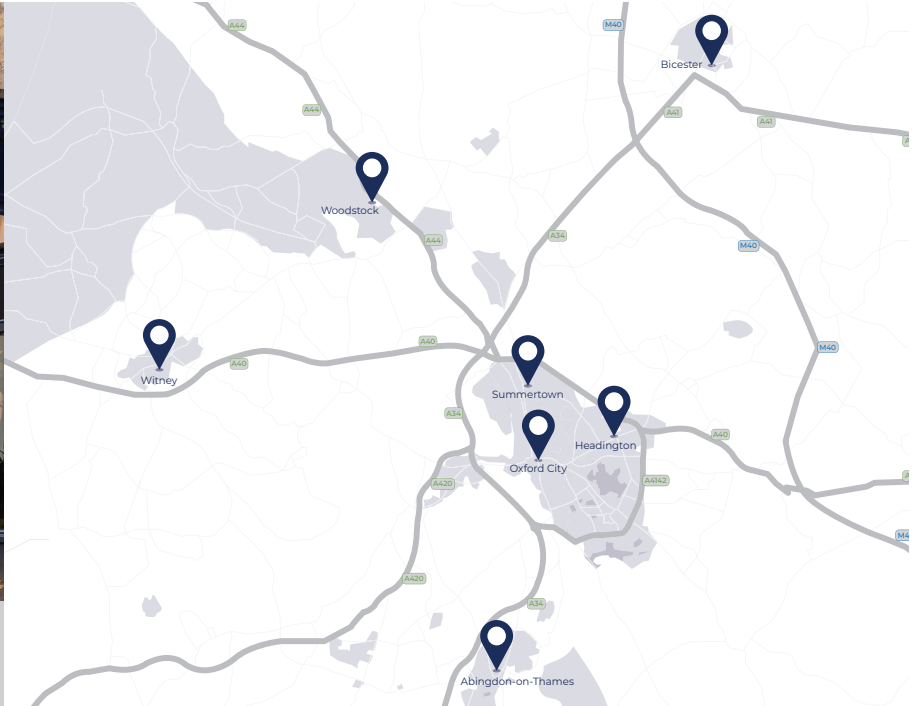
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