

7 OAKLAND CLOSE

FREELAND OX29 8AX

7 Oakland Close

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Tucked away in a quiet cul-de-sac in the attractive village of Freeland which lies about five miles north-east of Witney, this beautifully presented family home offers light filled living space across two floors. The dual-aspect sitting room is a delight with bay window and feature fireplace, a wonderful space to relax which in turn flows through to the sizeable dining room ideal for family entertaining. The sunny conservatory enjoys an outlook across the delightful garden. Positioned at the rear a superb kitchen offers a wide range of modern units and opens to a breakfast area filled with natural light through doors out to the garden. There is a cloakroom and utility just off the kitchen. Four double bedrooms and two bathrooms sit on the first floor along with access to a large loft room over the garage which is a great home office/studio space.

Set with low maintenance in mind the sunny rear garden offers a great deal of seclusion and privacy with lawn, mature trees and planting plus seating area ideal for alfresco

GUIDE PRICE

£800,000



4



3



2



Enclosed





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Approximate Gross Internal Area = 225.2 sq m / 2424 sq ft
(Including Garage)

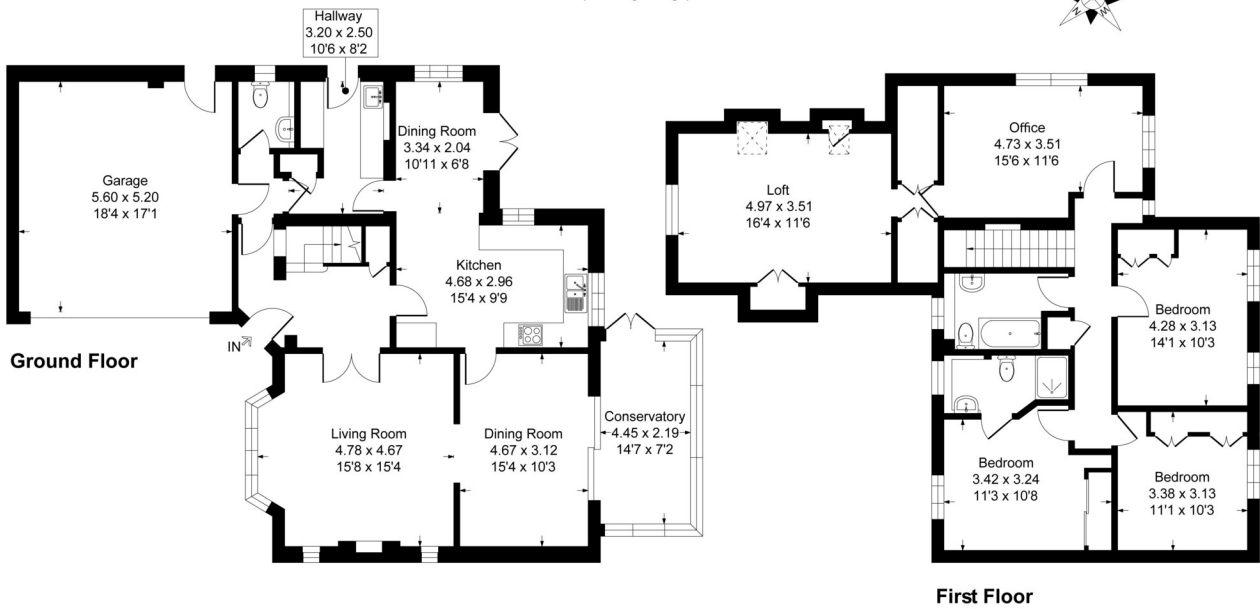


Illustration for identification purpose only, measurements approximate, and not to scale.



Council Tax:
Band F - £3,344.77

Parking:
Off-street parking & Double Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

“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 310 300 (sales)
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e: summertown@breckon.co.uk

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

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t: 01869 24 24 23 (sales & letting)
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New Homes

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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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