

11 MIDDLETOWN

HAILEY OX29 9UA

11 Middletown

Hailey OX29 9UA

An extended family home occupying a prime spot within this popular village close to countryside walks and just a short drive from the centre of Witney. The spacious, extended accommodation includes a wonderful open plan kitchen/dining room that flows through to a fabulous family room overlooking the garden. The kitchen is fitted with a wide range of modern units, integrated appliances with additional space for white goods and the island with stools creates a great breakfast space. The roof lantern in the dining area allows natural light to fill the entire room. The sitting room is a cosy place for family relaxing and the family room to the rear of the property is superb additional living space.

Externally, the generous rear garden affords a good degree of privacy with a good size lawn and patio ideal for alfresco entertaining. The driveway parking is an additional attribute and this is a superb opportunity to enjoy village life.

GUIDE PRICE

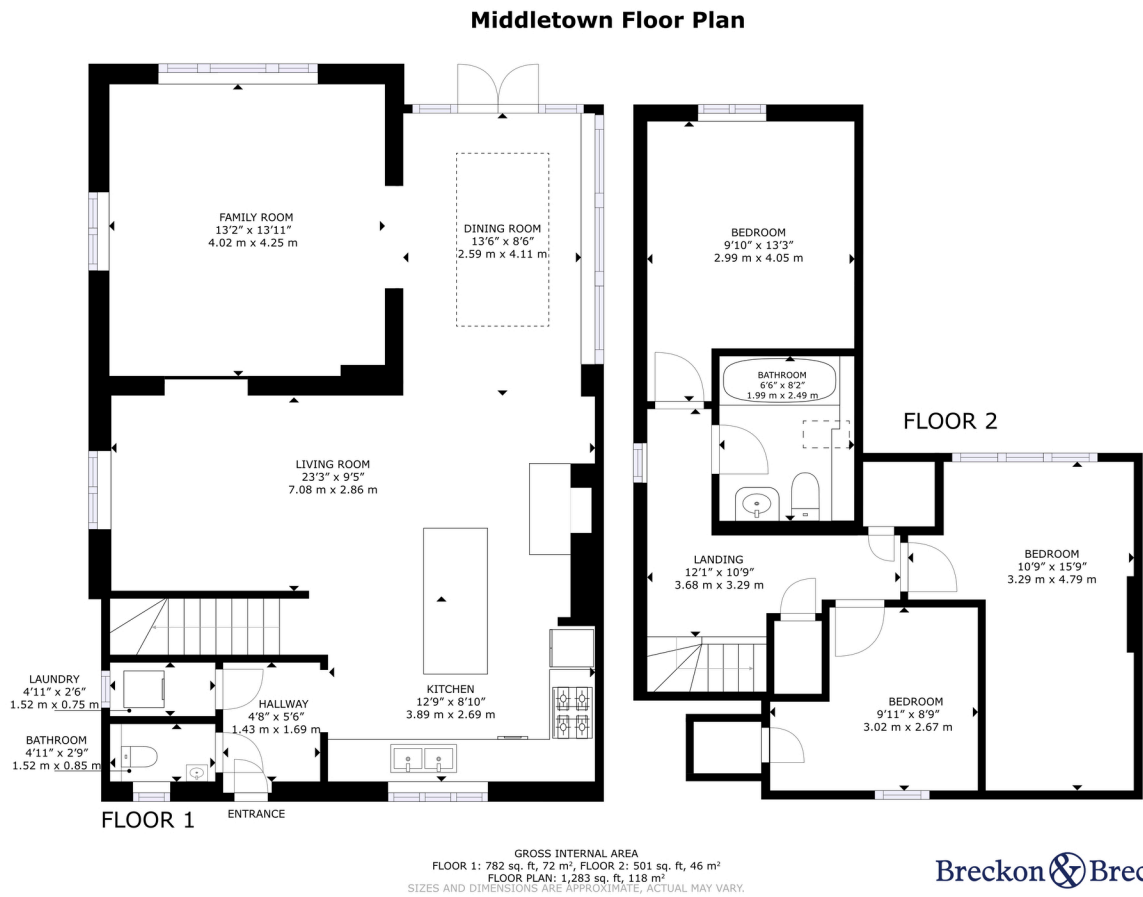
£385,000



Enclosed







Council Tax:
Band D - £2,295.10

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(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

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, cricket club 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.



OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon
est.1947



Every office has access to
every buyer registered across
our network of seven offices.

Sharing a single database of
buyers ensures maximum
exposure for our clients.

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



IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.