

# 3 BUSHEY GROUND

MINSTER LOVELL OX29 0SW

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Enjoying a tucked-away position in this popular village and set on a generous plot approaching 4.28 acres, this detached bungalow is being sold with no onward chain. The property offers excellent living space with great potential, creating an ideal opportunity for buyers looking to put their own stamp on a family home in one of West Oxfordshire's most desirable villages. In the same family ownership for many years the bungalow offers 1,603 sq ft of flexible living space and is currently set to three bedrooms, two receptions, a kitchen with range of units, and wetroom. There is a large workshop, separate store and substantial 19'11" garage plus a greenhouse which extends to the length of a tennis court. Delightful lawned gardens, an orchard and open countryside beyond the boundary provide a high degree of privacy to the property. A fabulous opportunity to develop this wonderful bungalow in a rural village location.



3



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## GUIDE PRICE

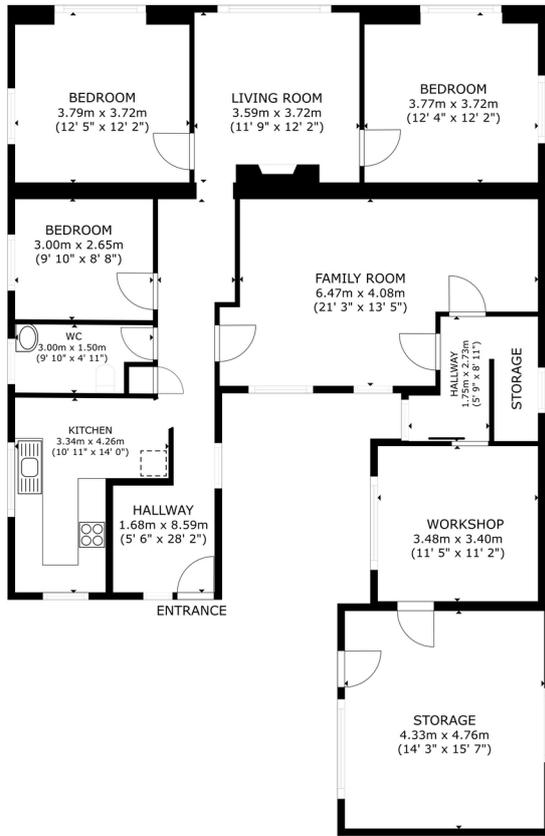
**£980,000**



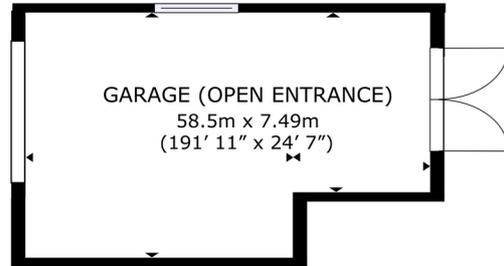
4.28 ACRES







## FLOOR PLAN



GROSS INTERNAL AREA (EXCLUDING GARAGE)  
 FLOOR PLAN 148.9 m<sup>2</sup> (1,603 sq.ft.)  
 TOTAL : 148.9 m<sup>2</sup> (1,603 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band F - £3,473.91

**Parking:**  
 Ample parking & Garaging

**Local Authority:**  
 West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

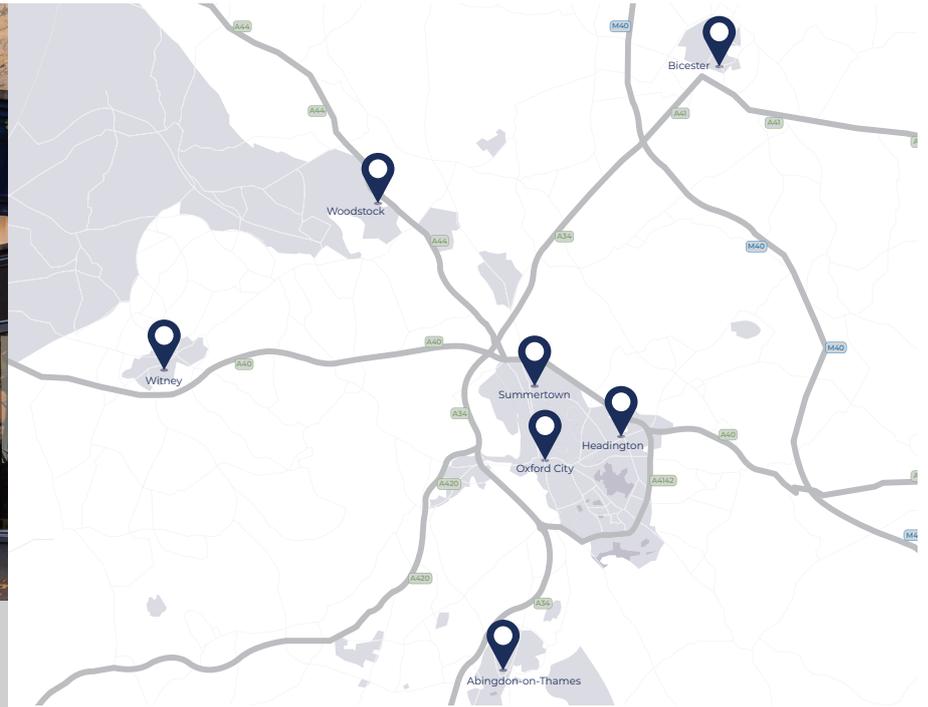
# LOCATION COMMENT

*Minster Lovell is approximately 3 miles west of Witney on the B4047. The village is split into three parts namely Old Minster, Little Minster and New Minster. Across the whole village there is St Kenelm's parish church, the ruins of Minster Lovell Hall, the Old Swan and cricket ground which sits alongside the River Windrush. The village also offers a primary school, shop, and White Hart public house. There is a bus service into Witney which offers wider shopping and recreational facilities.*



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