

85 WROSLYN ROAD

FREELAND OX29 8HL

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Nestled in the heart of the attractive village of Freeland, approximately five miles north-east of Witney, this beautifully presented family home offers around 2,414 sq ft of light-filled and flexible living space arranged across two floors. The dual-aspect sitting room, provides a welcoming and comfortable area to unwind whilst taking in the garden view, and seamlessly flows into an extended living area with feature fireplace that is perfect for larger gatherings. The hub of the home is the superb kitchen featuring attractive brickwork recess currently housing a Rangemaster stove.

The double garage provides excellent storage and parking solutions, with the garage also offering exciting development potential (stpp). The delightful garden offers generous space and enjoys a high degree of privacy. The patio area is ideal for alfresco entertaining and the whole is a safe space for children and pets alike.

GUIDE PRICE

£785,000

 **5**

 **3**

 **2**


Generous





Approximate Gross Internal Area:
 Main House = 224.24 sq m / 2414sq ft (Includes RHH & Eaves)
 Garage = 32.18 sq m / 346 sq ft
 Total = 256.42 sq m / 2760 sq ft



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

Council Tax:
 Band G - £4,044.25

Parking:
 Driveway parking & double garage

Local Authority:
 West Oxfordshire District Council

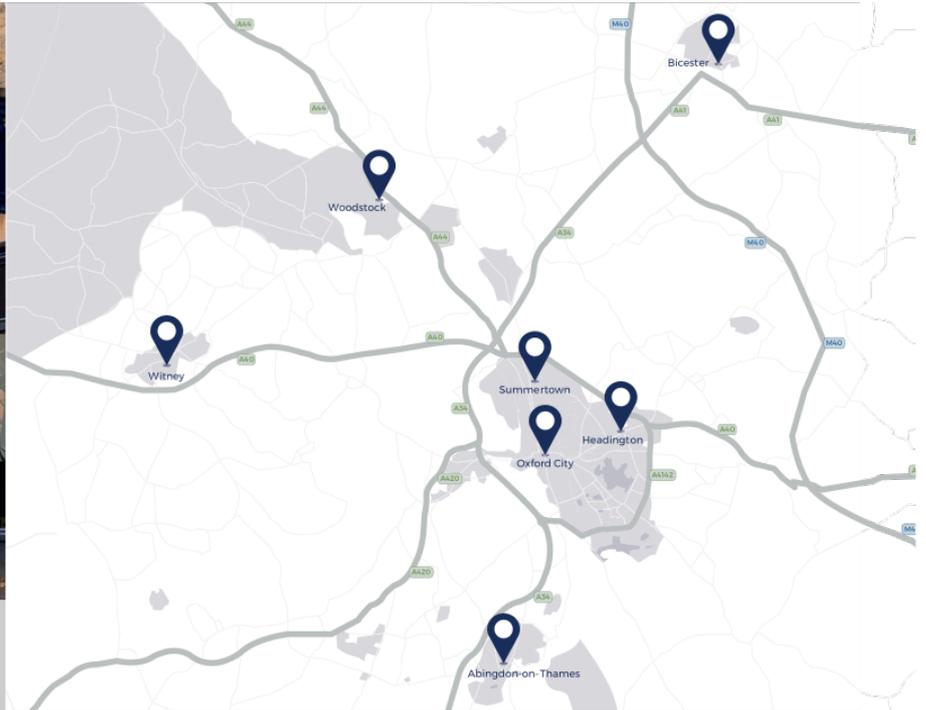
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

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. Whilst the setting of this wonderful property offers an oasis of calm and privacy, a short drive or cycle ride takes you to the neighbouring village of Long Hanborough (about 1 mile) where there is a Co-op food, café, a dental practice and medical centre. A mainline London rail link with car parking facilities for nearly 250 cars sits on the edge of the village. The village sits between Witney and Woodstock.



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