



# 4 HURST LANE

FREELAND OX29 8JA



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Nicely positioned in arguably one of the most attractive cul-de-sacs in Freeland, this super family home offers spacious accommodation over two floors, and a delightful garden. The kitchen is fitted with a range of modern units, integrated appliances with additional space for white goods. Open to the dining area, this is a light and airy space ideal for the family to gather. The sitting room has a feature stone faced fireplace with wood burner and direct access to a sunny conservatory and is an ideal space to enjoy views across the garden. A

The outside space has been thoughtfully designed and offers almost total seclusion and privacy. The garden is home to a host of shrubs, plants and a mature tree provides shade over the timber decked area which is a fabulous spot for alfresco entertaining.

## GUIDE PRICE

**£600,000**



4



2



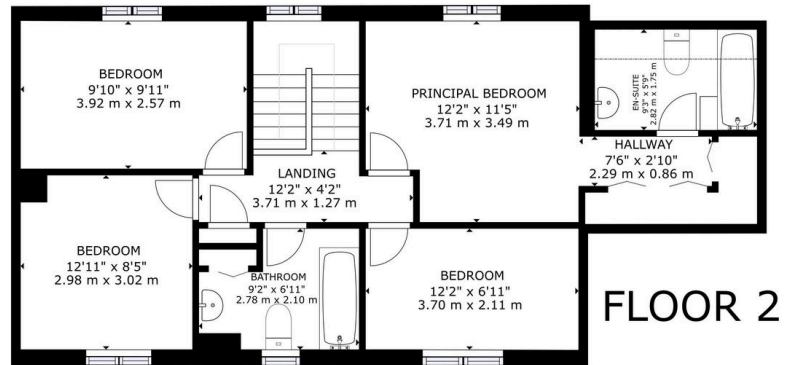
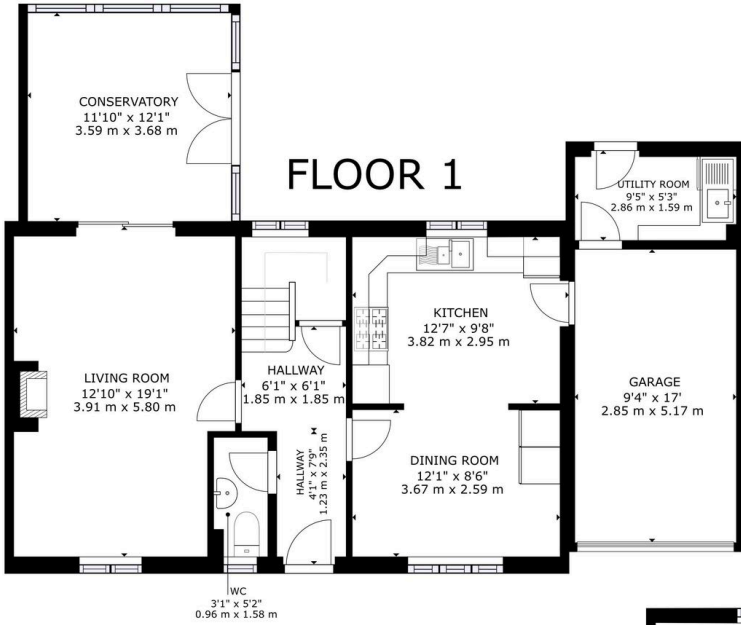
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Enclosed





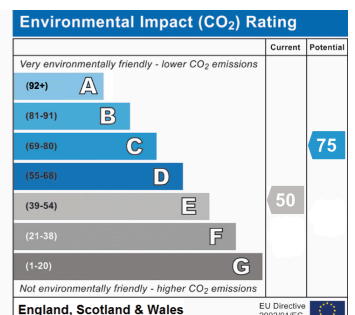
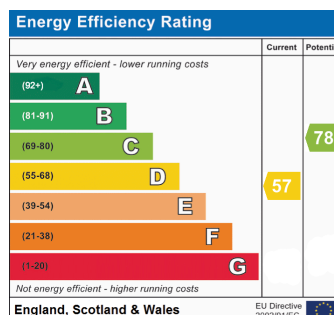


GROSS INTERNAL AREA  
 FLOOR 1: 790 sq ft, 73.38 m, FLOOR 2: 700 sq ft, 63.52 m  
 EXCLUDED AREA; GARAGE: 159 sq ft, 14.75 m  
 REDUCED HEADROOM: 16 sq ft, 1.45 m  
 TOTAL: 1490 sq ft, 136.9 m  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

**Council Tax:**  
 Band E - £2,965.79

**Parking:**  
 Garage & Driveway

**Local Authority:**  
 West Oxfordshire District Council

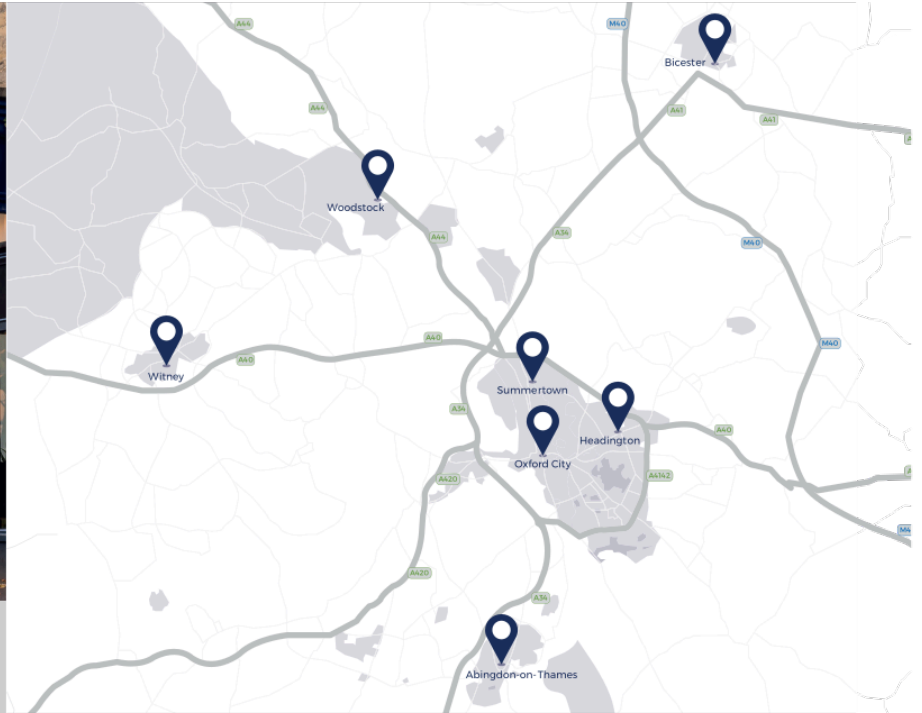


# LOCATION

*Freeland is very well placed for travel into Oxford, Eynsham, Woodstock and Witney. It is a thriving village with clubs and societies to join along with an excellent primary school and playgroup. There is a charming village pub, a church, and school transport is available for older children who would travel to Witney and /or Eynsham. There is a range of shops and post office in the nearby village of Long Hanborough along with a mainline London/Paddington rail link. There is also a bus service to Oxford and Witney. Witney 6 miles, Woodstock 6 miles, Oxford 8 miles.*



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