



27 PIGEON HOUSE LANE FREELAND WITNEY OX29 8AG

- Superbly fitted kitchen/dining room with electric Aga
- Principal bedroom with dressing room and ensuite
- Three further double bedrooms
- Landscaped garden with covered patio & pergola

DESCRIPTION

A stylishly appointed and much improved detached house located on a quiet lane on the edge of the village of Freeland, approximately 4.5 miles from Witney and 11 miles from Oxford.

The property has been remodelled externally to create a contemporary look with the use of prefinished render, boarding and double-glazed wooden windows. The accommodation is arranged over two floors with the ground floor centred around a refitted kitchen/dining room with an excellent range of units including a steam oven and a Quooker hot tap. Corian work surfaces and an electric Aga.

Double doors lead from this room to a double aspect sitting room with a stone open fireplace. A study, cloakroom and utility room complete the ground floor accommodation.

The first floor provides up to five double bedrooms; the current configuration provides a very spacious principal bedroom suite with bedroom three accessed from the main bedroom to provide a very useful dressing room.

OUTSIDE

The gardens are delightful with the front providing ample parking. The rear has been beautifully landscaped with a covered decked patio adjacent to the house. There are well stocked beds and borders, with pathways leading to further seating areas, a pergola, greenhouse and garden store.

High efficiency solar panels and battery are installed, linked to a feed in tariff for much reduced electricity bills.

A MUCH IMPROVED AND REMODELLED DETACHED HOUSE POSITIONED ON A QUIET LANE ON THE OUTSKIRTS OF THIS WELL PLACED VILLAGE



Convenient for both Oxford and Witney, Freeland is a quiet village with its own pub (the Oxfordshire Yeoman), pre school and primary school. The nearby village of Long Hanborough c.2 miles has an excellent range of local amenities including a doctors surgery, dentist, Co-Op store, and a number of public houses. Hanborough station connects with Oxford and London Paddington in just over an hour.

Tenure: Freehold
Council Tax: Band G
All mains services are connected.
High efficiency solar panels and battery installed.
Fully serviced security system in place.
EV charging point
Local Authority: West Oxfordshire District Council

Mobile phone coverage and speeds can be checked here:
checker.ofcom.org.uk.
Broadband speeds can be checked here:
checker.ofcom.org.uk. High speed fibre broadband is available.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 8AG

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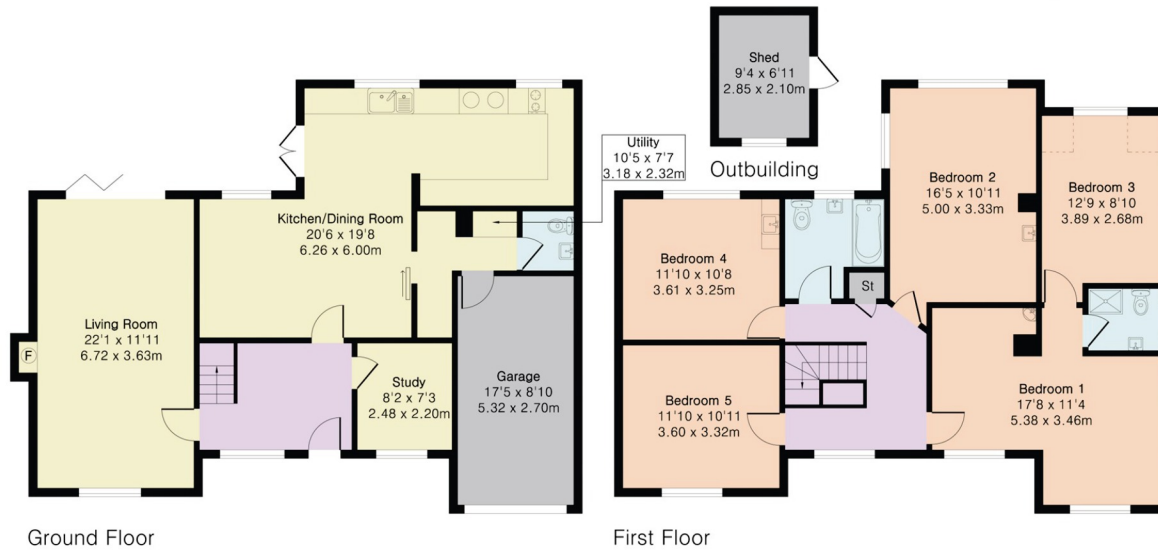


**Approximate Gross Internal Area 2041 sq ft - 190 sq m
(Excluding Outbuilding)**

Ground Floor Area 1032 sq ft – 96 sq m

First Floor Area 1009 sq ft – 94 sq m

Outbuilding Area 62 sq ft – 6 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Carter Jonas

Oxford 01865 511444

oxford@carterjonas.co.uk

Mayfield House, 256 Banbury Road, Oxford. OX2 7DE

carterjonas.co.uk

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