



167 Wroslyn Road
Freeland, Oxfordshire OX29 8AL

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A Grade 2 listed semi detached cottage, situated in the heart of the village and set in large gardens. The property has a pedestrian access via a gate and pathway providing a right of way across a neighbouring property. The accommodation includes a living room with fireplace and a kitchen/dining room, plus a ground floor bathroom, and 2 bedrooms to the first floor. The property has potential to extend, subject to planning and listed building consents. There is a garage and a gravel area for parking, which are accessed via a private lane at the rear - the owners currently pay a yearly fee (currently £26 p.a.) to use the private lane.

Material Information:

All mains services are connected - except gas

Flood risk - surface water - low risk

Covenants/Rights of way - pathway (right of way) to front of property over adjacent property of.

Broadband - Ultrafast is available.

Mobile & Data Signals - outdoor is likely for EE, O2, Three & Vodafone

- indoor is limited for EE, O2, Three & Vodafone

Freeland is a popular village within easy reach of Witney and Woodstock, with its own primary school, which continues to maintain an excellent reputation, a church and a public house. Long Hanborough is close by, with further facilities including a Co-op store, a doctors' surgery and a train station with direct access to Oxford and Paddington London.

Directions

Leave Witney via Woodstock Road, turning left at the 'T' junction towards North Leigh. Pass the village of North Leigh and continue along to Freeland. On entering Freeland, turn right onto Wroslyn Road. Follow this road along to the centre of the village. Number 167 is approached via shared gated access found on the left hand side.

Draft details - may be subject to alterations. 30F25





GROUND FLOOR

Living Room

Kitchen/Dining Room

Bathroom

FIRST FLOOR

2 Bedrooms

Electric Heaters

OUTSIDE

Large Gardens

Potential to Extend - subject to planning
consents

Garage

Gravel Parking Area



Price £450,000 Freehold
WODC Tax Band E



Ground Floor

First Floor

167 Wroslyn Road

Total Approx. Floor Area 1056 Sq.Ft. (98.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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