



Tallet Barn

Church Street, Ducklington, Oxfordshire OX29 7UT

Tallet Barn, Church Street, Ducklington, Oxfordshire OX29 7UT

A delightful 'attached' character property which forms part of a barn conversion and occupies a favourable position in this highly regarded village, a short distance from the market town of Witney. The very appealing accommodation benefits from gas central heating and features 3 double bedrooms plus a large loft room, which is currently used as a study. There is a wood burner fitted in the living room, whilst the kitchen boasts an 'Aga' cooker. On the first floor is a family bathroom, fitted and presented very much 'in keeping' with the general character of the property, plus an ensuite shower room. The gardens are pretty and nicely stocked and there is the further advantage of a carport, which is located to the side. The property is within easy reach of the village pond, church and public house. Council Band E. EPC Rating: 59/D.

All mains services. Ultrafast broadband is available. Mobile & data: O2 (77% performance)- source: Ofcom.

Distances - Witney, Market Square c. 2.1 miles / Oxford c. 12.7 miles / Hanborough Train Station c. 9.9 miles / Abingdon c. 13.3 miles

Directions

From Market Square, Witney proceed west along Corn Street, taking the first exit off the roundabout onto Ducklington Lane (A415). Continue through the traffic lights and take the third exit off the next roundabout into Ducklington village. Continue along Witney Road and just before the right bend into Standlake Road, continue instead 'straight on' into Church Street. Tallet Barn is found on the right hand side, marked by a Thomas Merrifield For Sale Board.

Draft details - may be subject to alterations. 29G25





GROUND FLOOR

Kitchen/Dining Room
Utility Room
Living Room

SECOND FLOOR

Loft Room

Gas Central Heating

FIRST FLOOR

Landing
3 Double Bedrooms
Family Bathroom
Ensuite Shower Room

OUTSIDE

Pretty Gardens
Carport

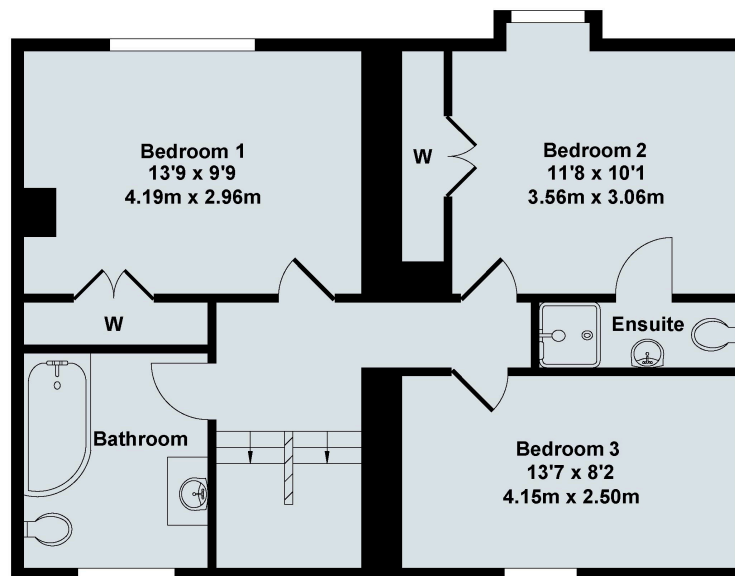
Character Property

Price £599,950 Freehold
WODC Tax Band E / EPC Rating: 59/D





Ground Floor



First Floor



Second Floor



Tallet Barn, Ducklington

Total Approx. Floor Area 1471 Sq.Ft. (136.70 Sq.M.)

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

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.