



4 FLEXNEYS PADDOCK

STANTON HARCOURT OX29 5RS



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Breckon & Breckon
est.1947

GUIDE PRICE £325,000



Positioned in this popular village that enjoys countryside walks close by and is a short drive to both Witney and Oxford. The property has been rented for some time and would now benefit from a degree of refurbishment throughout but offers great potential to create a super family home. The spacious accommodation offers a good size, dual aspect sitting/dining room with a fireplace providing a focal point for family relaxing and this in turn flows to a dining area with ample room for a dining table. The kitchen has a range of wood fronted units with integrated appliances and additional space for white goods. The cloakroom and hallway complete the ground floor picture. The first floor has two double bedrooms, a large single and house bathroom.

Externally the garden has a lawn area and space for table and chairs. There is also a garden storage facility and general parking is close by.

AGENTS COMMENT

Sold with no onward chain, No. 4 represents a superb opportunity to refresh this super family home that enjoys a prime village location

 **3**  **2**  **1**

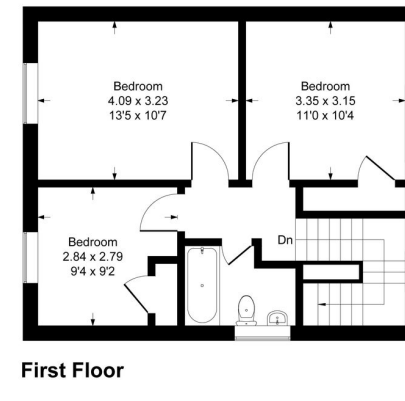
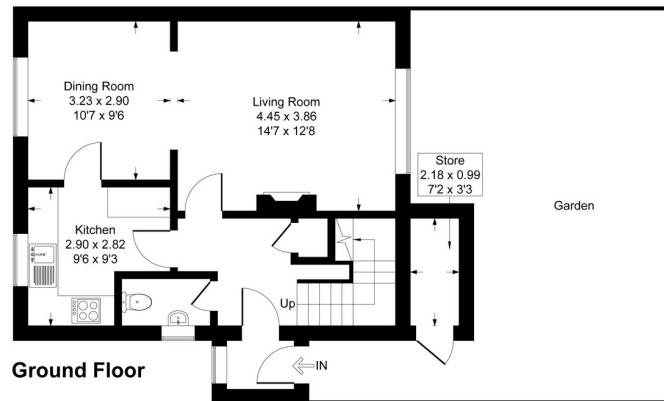
 **Enclosed**





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Approximate Gross Internal Area
Main House = 94.6 sq m / 1019 sq ft
Outbuilding = 2.1 sq m / 23 sq ft
Total = 96.7 sq m / 1042 sq ft



John Bouwer Local Director

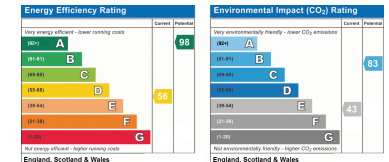
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Illustration for identification purpose only, measurements approximate, and not to scale.



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e: witney@breckon.co.uk

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Council Tax
Band C - £2,238.43

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