

7 MANOR LANE

CLANFIELD OX18 2TR

7 Manor Lane

Clanfield OX18 2TR

Breckon & Breckon est.1947

GUIDE PRICE £485,000



Situated in a highly desirable village location, this beautifully presented one-bedroom detached bungalow offers 1,213 sq ft of light and airy living space. The property welcomes you into a good size entrance hall, leading through to a spacious dual aspect sitting/dining room. This super room has ample room for everyday relaxation in front of the wood burning stove plus room for dining in front of doors to the garden. Stairs rise from the sitting/dining room to a loft space which has planning permission to convert into two bedrooms and bathroom if desired. There is also planning for a garage plus kitchen/living room to the side in place of the car port, and extension to the porch. The well-appointed modern kitchen is fitted with a comprehensive range of contemporary units and integrated appliances, providing ample storage and worktop space for those who enjoy cooking.

This charming property is perfectly suited to individuals or couples looking for a low-maintenance home that combines modern comforts with the unique appeal of village living.

1 | 1 | 1

Generous

AGENTS COMMENT

The bungalow enjoys a pleasant location close to the village amenities that include a shop/post office, bakery café, and public transport links, as well as easy connections to surrounding towns and countryside.








DISCO
MUST
STOP
BY 11PM





Breckon & Breckon
est.1947



Every office has access to ***every buyer*** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

7 Manor Lane Clanfield OX18 2 TR

Approximate Gross Internal Area
Main House = 112.6 sq m / 1213 sq ft
Car Port = 37.5 sq m / 404 sq ft
Total = 150.1 sq m / 1617 sq ft

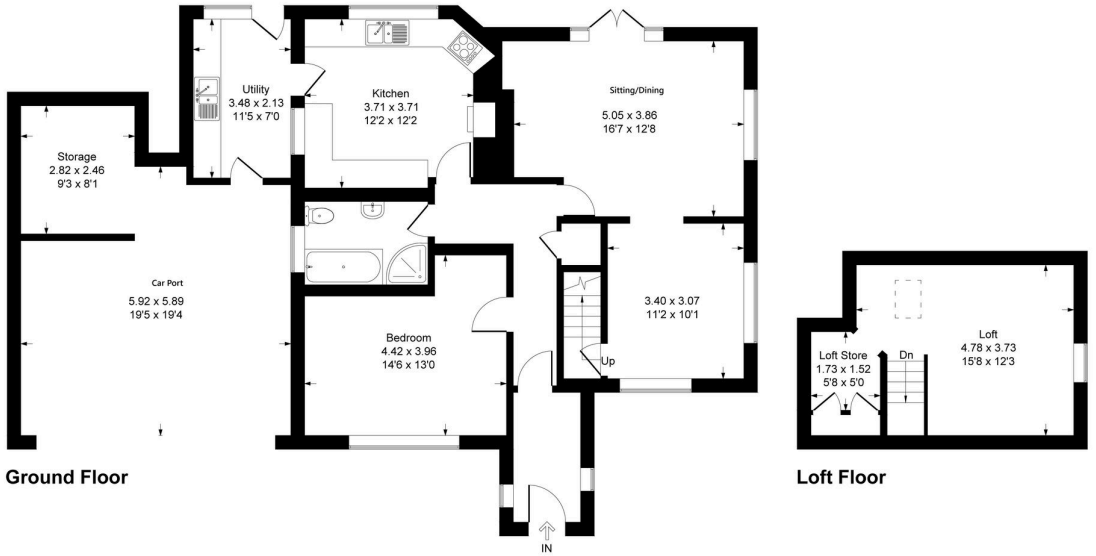


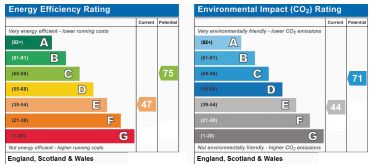
Illustration for identification purpose only, measurements approximate,and not to scale.



John Bouwer *Local Director*

For an ***up-to-date*** valuation, please call me, I'd love to ***help*** you move.





Council Tax

Band D - £2,512.42

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order We therefore recommend that the purchaser obtains varification from their survices corner with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management
t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk

naea propertymark PROTECTED

EST. 1947
breckon.co.uk