11 SAXON PLACE

STANTON HARCOURT OX29 5BU

Breckon & Breckon
est.1947

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Located in the desirable village of Stanton Harcourt, this wonderful property was built by Deanfield Homes and enjoys a picturesque rural setting. This attractive family home offers stylish and beautifully presented accommodation across two floors and the welcoming entrance hall is just the beginning of the fabulous living space. The open plan, contemporary fitted kitchen/dining/family area is a truly wonderful centre point creating a fabulous social space, ideal for entertaining. The separate utility room provides useful additional kitchen space. The sitting room is a wonderful place to relax around the feature fire.

Delightful and generous gardens afford a high degree of privacy and are a safe space for children and pets alike, the wonderful terrace is a superb spot for alfresco dining.

4

2

2

Enclosed

GUIDE PRICE

£750,000







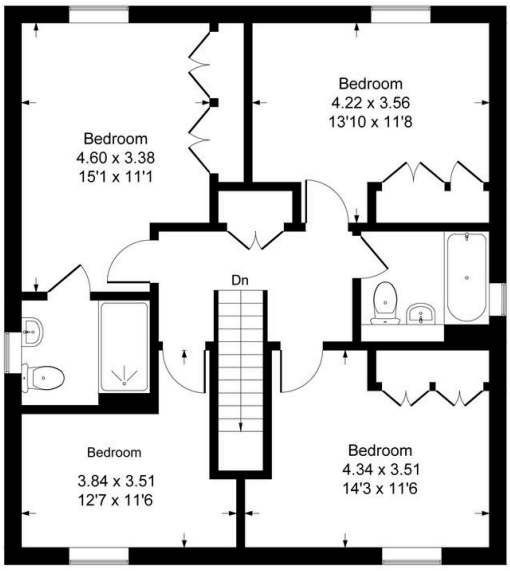




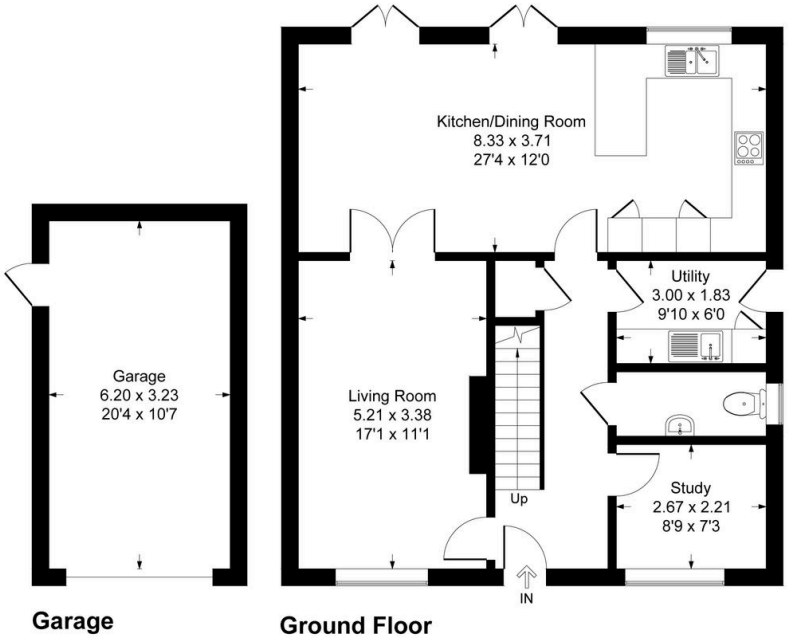


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Approximate Gross Internal Area
Main House = 155.8 sq m / 1678 sq ft
Garage = 19.9 sq m / 215 sq ft
Total = 175.7 sq m / 1893 sq ft



First Floor



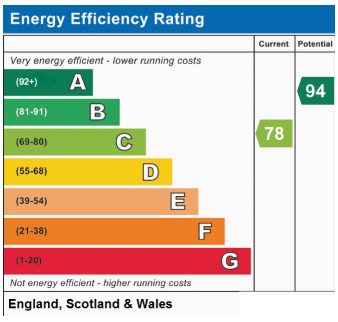
Garage **Ground Floor**

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

Council Tax:
Band F - £3,637.44

Parking:
Driveway, Garage & Charging Point

Local Authority:
West Oxfordshire District Council



LOCATION

Stanton Harcourt is typical of the sought-after villages situated in West Oxfordshire, renowned for its breath-taking countryside and inspiring walks. The village itself benefits from a close-knit community, a Village Hall, a pub, a village shop and Post Office, a Cricket Club with a licenced bar, St Michael's Church, and a C of E Primary School. Stanton Harcourt is a convenient location for commuting into Oxford city centre and also benefits from easy access to the A40, A34, M40 and M4. The mainline railway station just a few miles to the north of Stanton Harcourt in Long Hanborough benefits from a regular and direct service to London Paddington.A short drive away is the larger village of Eynsham, which has a range of local amenities including several pubs, and eateries, a Doctors Surgery, Bartholomew Secondary School and convenience stores. Meanwhile, Witney is less than six miles away and has all the facilities and attractions you would expect from a popular large market town.



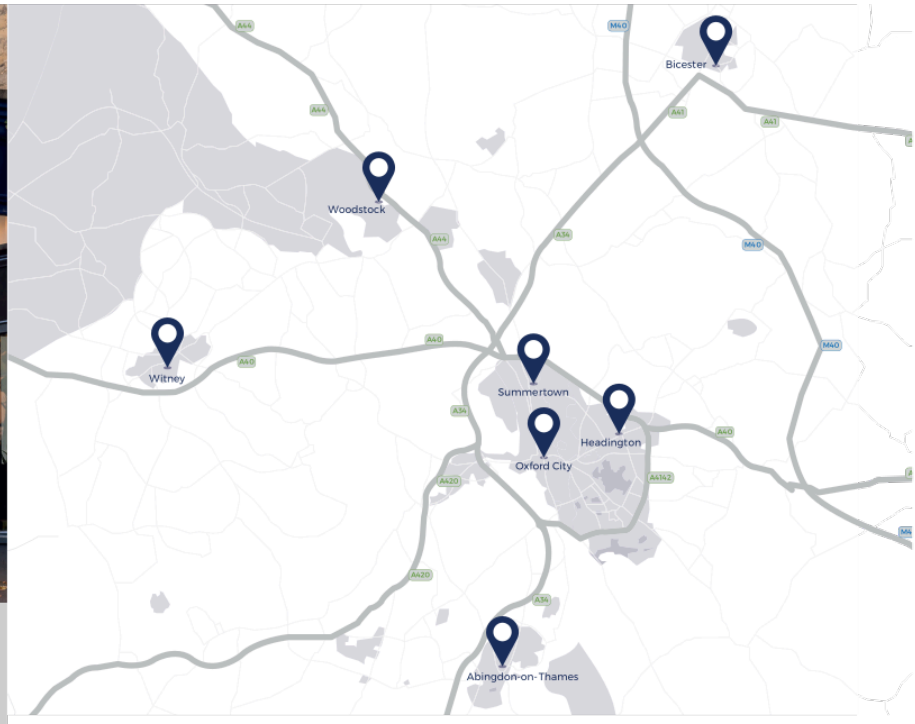




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t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

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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

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