



53 BARNARD GATE WITNEY OX29 6XD

Stone-built period cottage close to Eynsham
3 bedrooms & 1 bathroom
2 reception rooms
Potential to extend (STP)

DESCRIPTION

A pretty stone built semi-detached property situated in a pleasant position convenient for both Witney and Oxford. The property enjoys a generous width to the side to allow for extension subject to the necessary consents.

The existing accommodation is arranged over two floors and needs updating. The ground floor provides two reception rooms, a rear lobby and a kitchen with stairs to the first floor. There are three bedrooms and a bathroom on the first floor. To the rear of the property is a stone-built outbuilding.

There are gardens mainly to the rear and side with potential to extend the property and create a driveway subject to the necessary consents.

LOCATION

Barnard Gate is a pretty hamlet situated between Eynsham and Witney to the west of Oxford and yet provides easy access to the city with its wide range of shopping facilities, hospitals and excellent schools. It is well placed for a range of communication networks including the A44, the A40 and the M40, leading to both the Midlands and London, while the A34 south gives access to Abingdon, Didcot and the M4. There is a frequent bus service along the A40 in to Oxford and Witney. Trains run from nearby Hanborough to Oxford and then in about 55 minutes to London Paddington and from Didcot to Paddington in about 45 minutes.

Farmoor reservoir lies nearby with its water sports opportunities and there are a number of nature reserves and footpaths close by.

A THREE BEDROOM SEMI DETACHED COTTAGE IN NEED OF UPDATING



Further Information

Tenure: Freehold

Local Authority: West Oxfordshire District Council

Council Tax Band D

Services: Mains electricity and water are connected

Private drainage (shared tank)

EPC Rating G

According to Ofcom, Ultrafast broadband is available although no phone line is connected.

Mobile coverage is reported as good outside.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 6XD

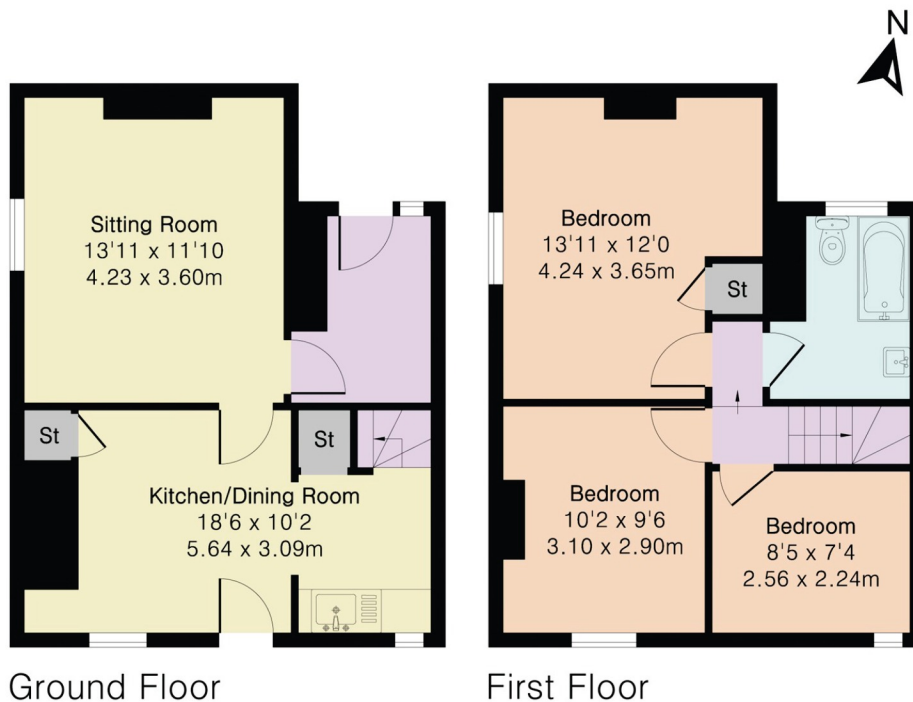
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Approximate Gross Internal Area 828 sq ft - 78 sq m

Ground Floor Area 414 sq ft – 39 sq m

First Floor Area 414 sq ft – 39 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		54
(21-38) F		
(1-20) G	7	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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