

west

THE PROPERTY CONSULTANCY

3 Church Lane, Nr Abingdon on Thames, OX14 4HU

Guide Price £998,000



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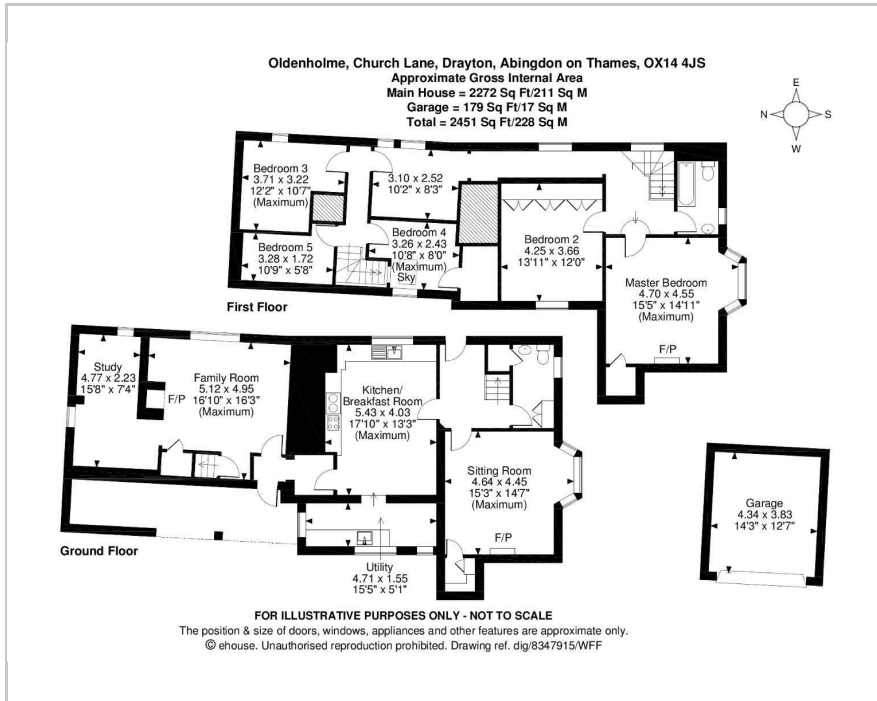
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Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A SPECIAL DETACHED PERIOD VILLAGE HOUSE IN PRIVATE GATED & WALLED GROUNDS WITH PLANNING CONSENT FOR AN ADDITIONAL WING

Accommodation

- Located in a quiet atmospheric lane
- A very special restored detached period village house
- Part walled private 0.33 acre grounds
- Planning consent to extend the property to 3114 sq ft
- 'Farmhouse' kitchen with AGA Range + AGA 'companion' cooker
- Quiet bay windowed sitting room
- Family room with wood burning stove
- 4 Reception rooms & 4 / 5 Bedrooms
- Garage block + Planning for a replacement double garage
- Village pub, an Indian Restaurant and 2 shops only a walk away.

From the A34 main Abingdon junction proceed in to Abingdon passing over the first Hilton Hotel roundabout and carry on to the next round out with Thames Valley Police on your left. Proceed straight over to the next double mini roundabout and turn right to Drayton. Once in the village proceed to the mini roundabout and turn left signposted Sutton Courtenay. Continue on and after about quarter of a



Energy Efficiency Rating		Current	Potential
More energy efficient = better ranking class			
105-155 kWh/m ² /year	A		
81-104 kWh/m ² /year	B		
66-80 kWh/m ² /year	C		
55-65 kWh/m ² /year	D		
49-54 kWh/m ² /year	E		
41-48 kWh/m ² /year	F		
35-40 kWh/m ² /year	G		
More energy efficient = better ranking class			
England & Wales			
EU Directive 2002/91/EC			