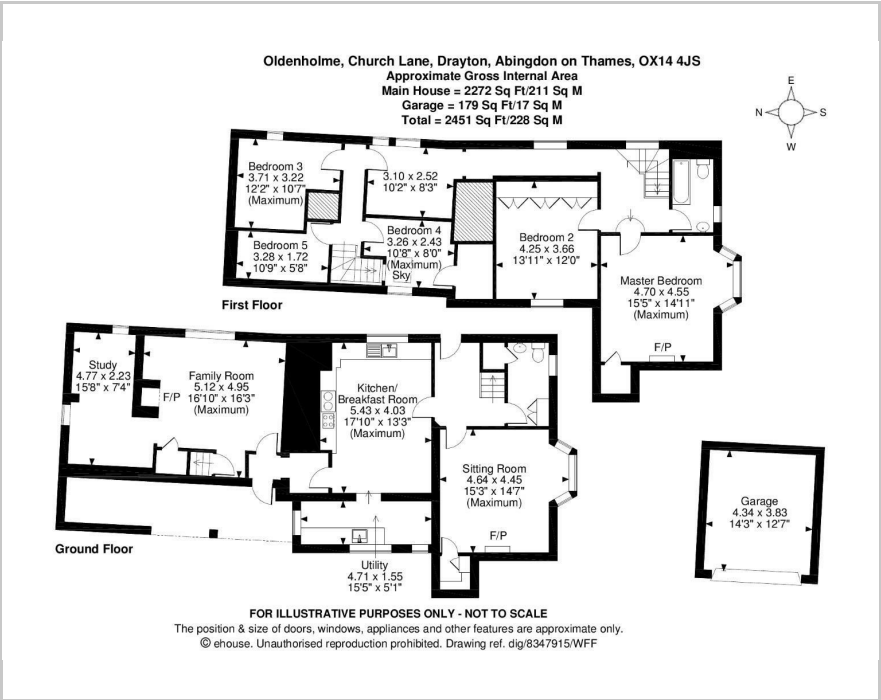


3 Church Lane,, Nr Abingdon, OX14 4JS
Guide Price £1,100,000



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.

216 Banbury Road, Oxford, OX2 7BY
Tel: 01865 510000 Email: oxford@west-tpc.co.uk <https://www.west-tpc.co.uk>

A WONDERFULLY LOCATED
ATTRACTIVE DETACHED PERIOD
HOUSE IN PRIVATE GATED GROUNDS.

Accommodation

- A sublimely attractive detached period house
- Located in a quiet atmospheric lane
- Part walled private 0.33 acre grounds
- Planning consent extend the property to 3114 sq ft
- 'Farmhouse' kitchen with AGA Range + 'companion'
- 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 and shop a walk away. Abingdon c.2.7 miles

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
Very energy efficient - lower ranking scale			
101-125 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
1-20 kWh/m ² /year	G		
Not energy efficient - higher ranking scale			
England & Wales			EU Directive 2002/91/EC