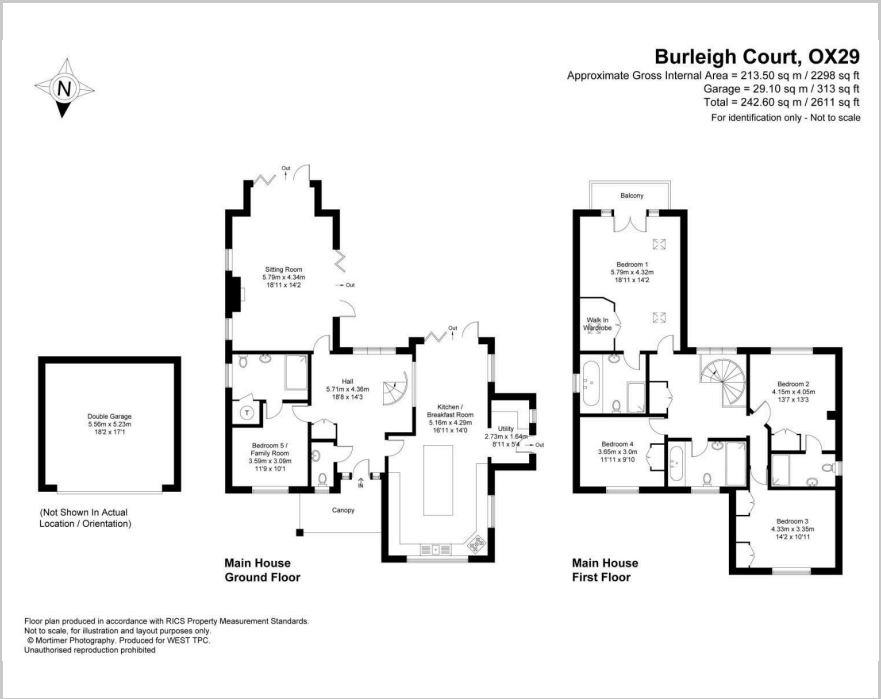


Paddock Edge , Nr. Witney, OX29 8JZ
Asking Price £1,250,000



Floor Plan



Area Map



A VERY SPECIAL HOUSE & A VERY SPECIAL VIEW

Accommodation

- A house with extraordinary uninterrupted views to Oxford
- Constructed in 2013 with a beautifully detailed interior
- Impressive dual aspect 'social' kitchen entertaining space
- Ground floor 'future proofed' bedroom suite / family room
- 5 tranquil bedrooms of good scale
- 4 nicely detailed bath / shower rooms
- Air source heat pump / Solar / MVHR
- Landscaped gardens with view to the ancient woodland and beyond
- Master Bedroom Suite with recessed balcony & a breathtaking view
- Village with shops, pubs and railway station only a walk away

From Oxford take the A44 to Woodstock. Upon reaching the roundabout just prior to entering Woodsto take the first exit to Bladon / Long Hanborough / Witney. Upon entering the village of Long Hanborough proceed up the hill and you will see The George & Dragon pub and restaurant on your right and the private turning left in to Burleigh Court is found opposite. No.3 is found at the end on your left hand side with its garage block opposite. what3words: ///catchers.poses.ties



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs			
A			
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	