

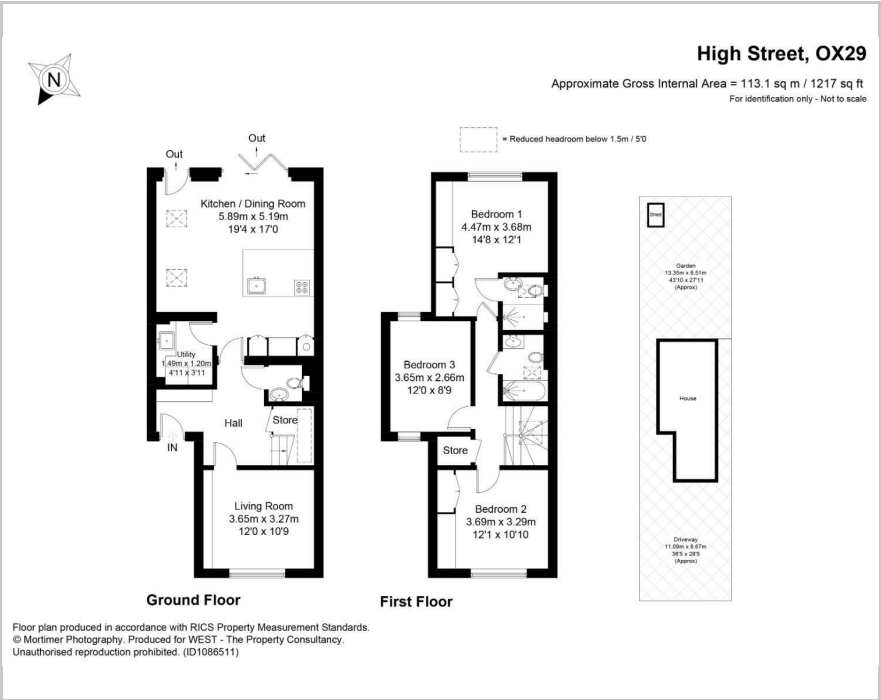


The Pope 61 High Street, Nr.Witney, OX29 7RH

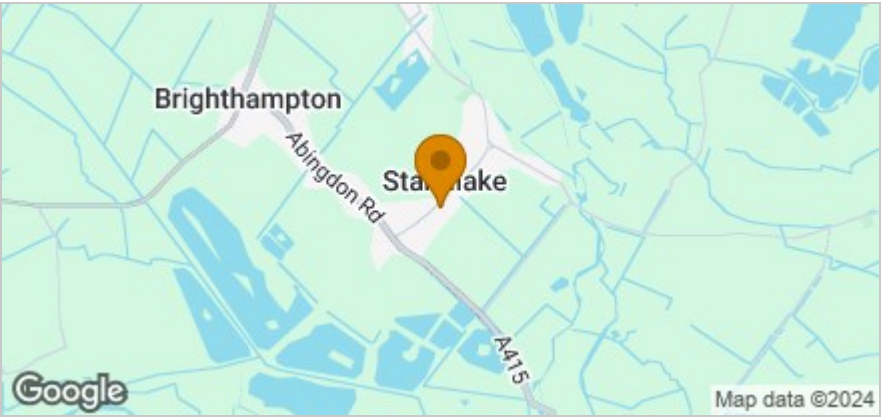
Price Guide £755,000



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.

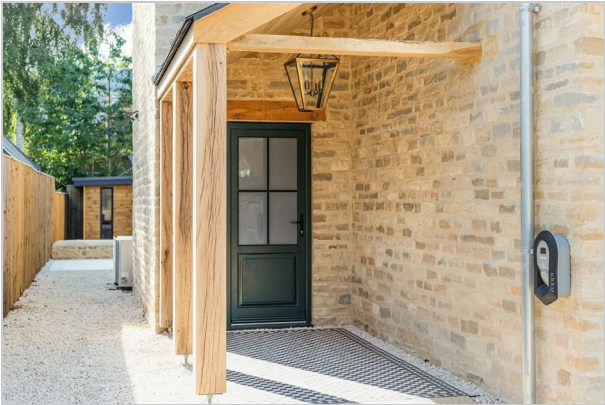
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Rare artisan level finish sustainably built new home in the atmospheric High Street

Accommodation

- A finely tailored natural stone house with a stunningly detailed interior
- Social kitchen space featuring a German engineered Bulthaup kitchen
- Beautifully detailed flooring throughout the ground floor
- Under floor heating system powered by an air source heat pump
- Tranquil main reception room
- 3 high ceilinged bedrooms with an attractive principal bedroom
- Luxurious bath / shower rooms
- High specification windows and external doors
- Private garden with a building for 'home' office or dry store use
- High Street Standlake is atmospheric and the village much coveted

From Oxford take the A420 Swindon road to Kingston Bagpuize and at the roundabout take the 3rd exit signposted Witney. Upon reaching Standlake take the first turning right in to High Street. The Pope (no.61) will be found on your right about half way along just past the manor house and is distinguishable as one of two stone built detached houses separated by cast iron estate style fencing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(37-44) A			
(45-49) B			
(50-55) C			
(56-62) D			
(63-67) E			
(68-72) F			
(73-100) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	