



6 OAK VIEW

BRADWELL VILLAGE, OX18 4XQ

**PENNY &
SINCLAIR**

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Well presented two double bedroom end of terrace house with enclosed garden, garage and parking.

End of terrace • Fitted kitchen • Sitting/dining room • French doors opening onto garden • Two double bedrooms • Bathroom • Garage and parking

Burford 2 miles / Carterton 5 miles / Lechlade 6 miles / Witney 10 miles / Charlbury Railway Station (London-Paddington) 11 miles / Cirencester 19 / Oxford 21 miles / Cheltenham 24 miles
(All distances are approximate)

Situated in the popular Bradwell Village, 6 Oak View is a well-presented two double bedroom end of terrace house approached via a footpath alongside the communal gardens. The house provides well-proportioned accommodation over two floors and is complemented by a pretty garden with access to the communal gardens at the rear.

The front door opens onto the entrance hall with downstairs cloakroom. The good size kitchen overlooking the lawned area to the front of the property, is fitted with a range of wall and base units along with built-in fridge/freezer and electric oven and hob. The sitting room beyond has a large window and double doors opening out onto the partly walled garden to the rear. Upstairs are two good size double bedrooms, one overlooking the front of the property and the other overlooking the garden to the rear, both have built-in wardrobes. The family bathroom is fitted with a white suite. There is also a useful airing cupboard and loft access suitable for storage off the landing.

The enclosed and private part-walled garden with gated access to the communal gardens beyond is laid mainly to lawn. There is a separate garage and off street parking.





SITUATION

Bradwell Village is a charming development of natural stone built properties, it has an excellent village hall/centre which hosts functions for a range of clubs and societies, a communal woodland and a park. Situated just two miles from Burford and six miles from Lechlade, this is a convenient semi-rural location.

Within easy reach are a range of renowned restaurants and public houses including Daylesford Farm Shop, The Five Alls at Filkins, the Plough at Kelmscott and the Feathered Nest at Nether Westcote, to name a few. The Cotswold town of Burford provides a range of shopping facilities, catering for most everyday requirements, with primary and secondary schools, several public houses, restaurants, Burford Garden Centre and the Cotswold Wildlife Park. For other amenities Witney (8 miles) provides an extensive range of facilities, including a cinema, M&S and Waitrose supermarket. In addition, Oxford, Cirencester and Cheltenham are all within easy reach, providing the main shopping and cultural centres for the area. Access to London is via the A40 and M40 and there is a mainline railway station to London-Paddington at Charlbury (approximately 11 miles). Schooling in the area is exceptionally good, with a range of state and private schools.

DIRECTIONS

From Burford proceed south up the High Street. At the roundabout take the 3rd exit towards Lechlade on the A361. After approximately 2 miles turn right into Bradwell Village on Woodside Drive. Follow this road until the T-junction with Hawthorn Drive. Turn left and take the immediate right into Oak View. There is visitors' parking and from there follow the path around the shared green and number 6 is the fourth house in on your right.

SERVICES

Mains electricity, drainage and water. Oil fired central heating

FIXTURES & FITTINGS

Certain items may be available by separate negotiation with Penny & Sinclair.

TENURE & POSSESSION

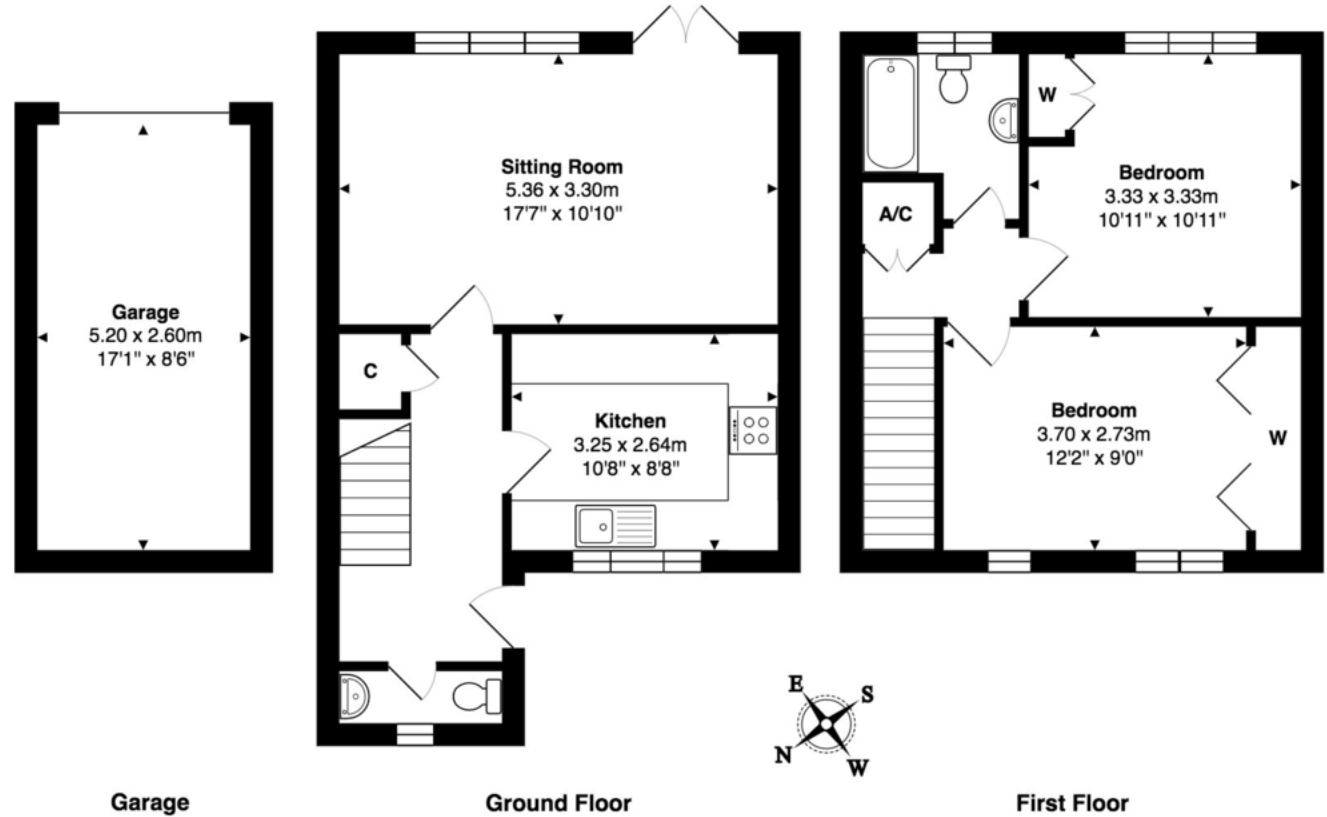
The property is freehold and offers vacant possession on completion

LOCAL AUTHORITY

West Oxfordshire District Council - Tax Band C

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair - 01993 220555



Approx. Gross Internal Area: 69.7 m² ... 750 ft² Excluding Garage

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

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