



14 Hollow Furlong

Cassington, Witney, Oxfordshire OX29 4ET

PENNY & SINCLAIR

14 Hollow Furlong, Cassington, Witney, Oxfordshire OX29 4ET

DESCRIPTION

Situated in the heart of this popular village, Hollow Furlong is a small development of ten converted farm buildings and four modern houses, it is located a short walk from all the village amenities. The property provides excellent three bedroom accommodation with a generous sitting room, a 'Crick House' kitchen /dining room, a ground floor cloakroom and first floor bathroom. The current owner has installed reclaimed floorboards to the first floor and all the doors have been painstakingly stripped back to bare wood. The property benefits from a fully enclosed south facing garden affording a high degree of privacy, a garage and off road parking.

LOCATION

Cassington is a lovely village of mellow stone cottages centred on the village green. It has a well-regarded Primary School, a fine Parish Church with Norman origins, two Public Houses an excellent, modern village hall, a plant nursery, playing fields, tennis courts and allotments. Conveniently situated almost equidistant between Oxford and Witney the village's popularity has further increased due to its close proximity to the new Oxford Parkway railway station at Water Eaton, which connects with London (Marylebone) in 55 minutes.

DIRECTIONS

Leave Oxford on the A40 in a Westerly direction signposted Witney and continue for approximately 3 miles. Turn right at the Cassington traffic lights into the village and follow the road for about 1/4 mile. Hollow Furlong will be found on the left hand side just after the turning into Manor Close on the left.

VIEWING ARRANGEMENTS

Strictly by appointment with Penny & Sinclair. Prior to making an appointment to view, Penny & Sinclair strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property, in order that you do not make a wasted journey.

SERVICES

All mains services are connected, Gas fired central heating to radiators.

FIXTURES & FITTINGS

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

TENURE & POSSESSION

The property is freehold and is offered with vacant possession upon completion.

LOCAL AUTHORITY & COUNCIL TAX

West Oxfordshire District Council Woodgreen, Witney. OX28 1NB

Tel: 01993 861000

Council Tax Band D Amount payable for the year 2016-17 £1,573.42

AGENTS CONTACT DETAILS



01865 595504

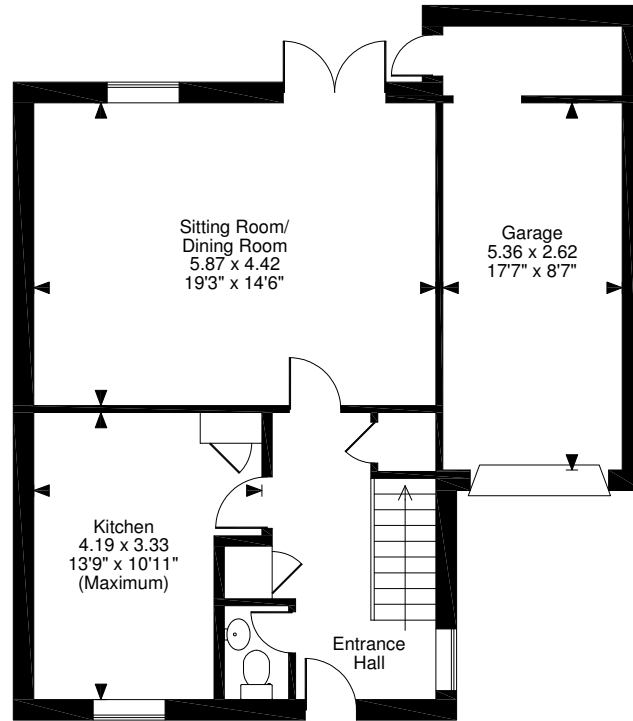
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Summertown, Oxford, OX2 7DE

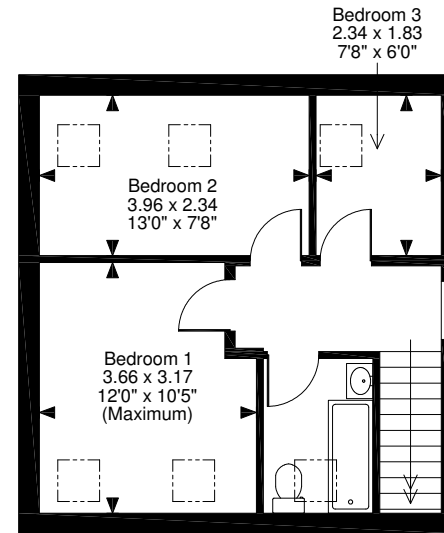
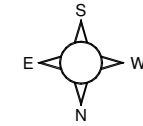
sales@pennysinclair.co.uk



Approximate Gross Internal Area
Main House = 935 Sq Ft/87 Sq M
Garage = 183 Sq Ft/17 Sq M
Total = 1118 Sq Ft/104 Sq M



Ground Floor



First Floor



IMPORTANT NOTICE

Penny & Sinclair, their clients and any joint agent gives notice to anyone reading these particulars that: i) the particulars do not constitute part of an offer or contract; ii) all descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact. iii) the text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Penny & Sinclair have not tested any services, equipment or facilities. A buyer or lessee must satisfy themselves by inspection or otherwise. iv) the descriptions provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact; v) nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise, nor that any services or facilities are in good working order; vi) no person in the employment of Penny & Sinclair has any authority to make or give any representation or warranty whatsoever in relation to this property; vii) all measurements are approximate.

