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Lane End Cottage
Hailey, Oxfordshire

Guide Price £400,000



Lane End Cottage, Middletown, Hailey, Oxfordshire, OX29 9UB

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Freehold

An attached stone built 3 bedroom period property having been extended and refurbished in more recent years, on the edge of this popular village close to open countryside, and available with no onward chain. The property has a hall, cloakroom, sitting room with stove, kitchen/diner, 3 bedrooms, bathroom, gas central heating and double glazing. There is an enclosed rear garden with gated access to an adjoining courtyard where the garage is situated. The property has a lovely blend of character and individuality along with more modern interior finishes.



THE ACCOMMODATION

Hall

Staircase to first floor, understairs cupboard.

Cloakroom

WC, wash basin.

Sitting Room

Stove, chimney breast feature, window to side, glazed double doors to rear garden.

Kitchen/Diner

Base and wall units, gas cooker point, plumbing for washing machine and dishwasher, single drainer 1.25 bowl sink, worktop and tiled splashback, window to front with deep sill, cupboard housing gas fired boiler, tiled floor, brick chimney breast. Glazed door to:-

Rear Lobby

Part glazed door to rear garden.

On the first floor

Landing

Access to roof space.

Bedroom 1

Window to rear, wardrobes along one wall.

Bedroom 2

Window to front.

Bedroom 3

Window to front.

Bathroom

White suite comprising panelled bath, pedestal basin, WC, tiled floor, roof light.



OUTSIDE

Single Garage

At the back of the property in a courtyard setting beneath a coach house, with up and over door.

Rear Garden

Low maintenance rear garden. Gate to parking area.

COUNCIL TAX

West Oxfordshire District Council - Band C.



SITUATION

Hailey is a pretty village set in a semi-rural location yet conveniently close to lovely countryside and situated only 2 miles (approx.) outside Witney town. There are various amenities within the village, including a highly regarded primary school, a recreation ground, a church and a public house.

The village has cricket and football clubs whilst Witney's rugby club has its grounds at the edge of the village. There is a mainline service to London Paddington from Charlbury (about 6 miles away) and the nearby Market Town of Witney has a comprehensive range of amenities that include secondary schools, hospital and a variety of shops, street cafes, pubs, and excellent sporting facilities.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

*** 3 Bedrooms * Cloakroom * Sitting Room with stove * Kitchen/Diner * Enclosed garden ***
*** Garage at the rear * Popular village location * No onward chain ***

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Approximate Gross Internal Area
 Main House = 98.58 sq.m / 1061 sq.ft
 Garage = 12.43 sq.m / 134 sq.ft
Total = 111.01 sq.m / 1195 sq.ft



Illustration for identification purpose only, measurements approximate and not to scale.