



23 High Street, Finstock
Oxfordshire OX7 3DA

23 High Street, Finstock, Oxfordshire OX7 3DA

A very appealing modern terrace property, situated in the High Street in the heart of the sought after village of Finstock. The property has attractive accommodation and comprises an entrance hall, cloakroom, living room, kitchen/dining room and a large conservatory to the rear, together with 3 good size bedrooms, an ensuite and family bathroom with a separate shower. There is a large, well screened south facing rear garden which backs onto paddocks; and includes paved areas and a storage shed, in addition to a garage, driveway parking and a garden to the front. Available for sale with no onward chain.

Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the traffic lights onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Continue along and straight over the mini roundabout onto Bridge Street. At the double mini roundabouts turn left onto West End. Follow this road along to the roundabout, turning right onto Hailey Road. Continue out of Witney and proceed through the village of Hailey. On entering the village of Finstock, take the first turning on the right into High Street. Continue down to the lower part of the High Street and the property is found on the right hand side.

Finstock is a pretty village on the edge of the Cotswolds and benefits from a grocery shop, a primary school and a public house, together with a village hall and a children's play park. There is a small train station in Finstock, with the busier Charlbury train station only a few miles away.

Draft details - may be subject to alterations. 11J22





GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen/Dining Room
Living Room
Conservatory

FIRST FLOOR

3 Bedrooms
Ensuite
Family Bathroom (with separate shower)

Double Glazing

Gas Central Heating

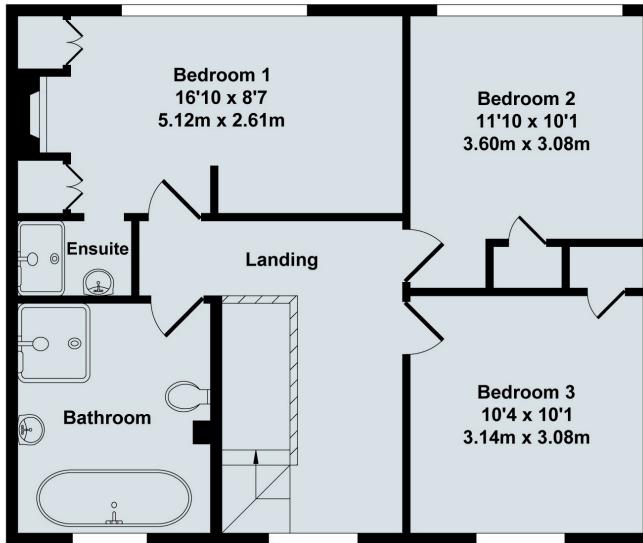
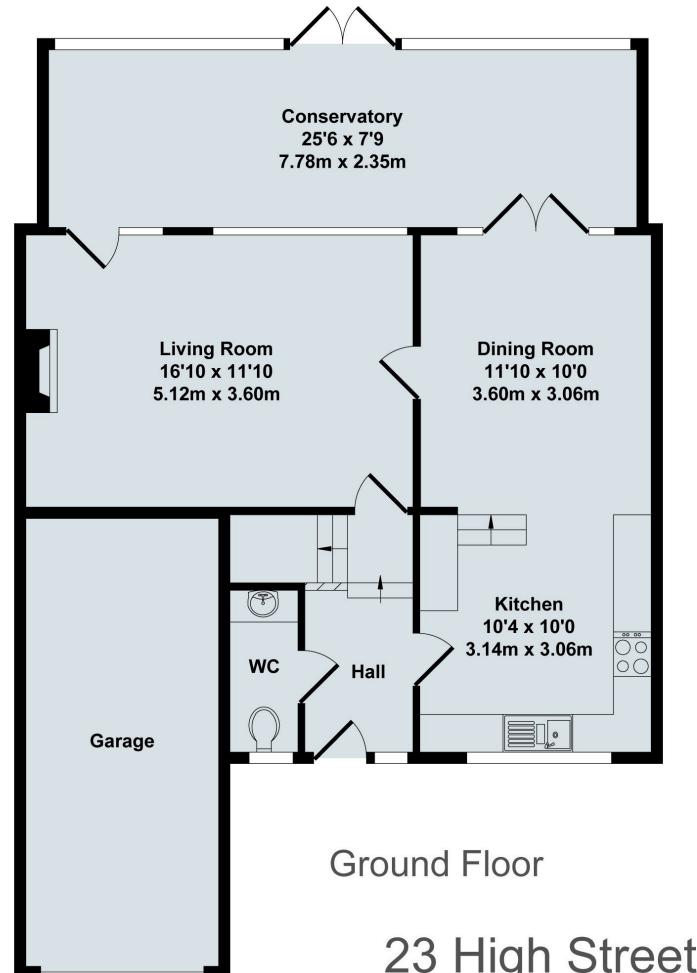
OUTSIDE

Front Garden
Garage
Driveway Parking
Large South Facing Rear Garden Backing Onto
Paddocks

NO ONWARD CHAIN

**Offers In Excess Of £450,000 Freehold
WODC Band D / EPC Rating: 64/D**





23 High Street, Finstock, OX7 3DA

Total Approx. Floor Area 1485 Sq.Ft. (138.0 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF
Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.