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Plan produced using PlanUp.

## Broadmarsh Lane, Witney, Oxfordshire OX29 8QP

£435,000

4 Bedroom 3 Reception 2 Bathroom

\*\*Impressive Four Bedroom EXTENDED Link-Detached Family Home - Large Corner Plot - Sought After Area\*\*

This wonderful property on Broadmarsh Lane is a super detached family home which is presented in superb order enjoying a prime corner plot position in this popular rural village. This light and airy home offers a large sitting/dining room with an open fireplace, modern beautifully refitted gloss kitchen leading to a large delightful 24' conservatory and a study/playroom overlooking the pretty walled garden. There are four good sized bedrooms, one ensuite and a family bathroom. The driveway allows for 2 cars and the property has a single integral garage.

Occupying a larger than typical plot after the Owners successfully extended the garden and plot by virtue of authorised local planning consent.

In brief the accommodation affords: entrance hall, Study / Play-room, Lounge and Dining Room, Modern Integrated Kitchen which opens into the Conservatory overlooking the rear garden, with a down-stairs W.C. Upstairs there are FOUR BEDROOMS, one with an en-suite shower-room and a main family bathroom. The owners during their time in the property have replaced the windows and doors as well as updating the gas central heating and adding the large conservatory. With a large corner plot with front and rear gardens comprising of lawn and a generous timber decked entertaining area. With off-road driveway parking and an Integral Garage.

Freeland is an attractive village situated 5 miles from Witney and approximately 10 miles from Oxford. There is a highly sought after primary school, in this semi rural setting. The village has a church

**Front Entrance**

Into:

**Hall**

Radiator, Staircase, Store-cupboard, Integral door access into the Garage

**Study / Play-Room**

12'5 x 8'00 (3.78m x 2.44m)

Double glazed doors into the Conservatory, radiator, power points

**Lounge & Dining Room**

25'11" x 14'1 (7.90m x 4.29m)

Generous family lounge and dining room with open fireplace, radiator, power points, TV point, ample space for a dining table and chairs

**Kitchen**

12'7 x 9'2 (3.84m x 2.79m)

Stylish fitted kitchen with wall and base units, worktop surfaces, inset sink, integrated fridge, integrated oven and hob, integrated dishwasher, integrated washing machine, tiled splash-backs, opens into:

**Conservatory**

24'2x8'9 (7.37mx2.67m)

A fantastic extension of the kitchen and providing a wonderfully versatile family living / dining area overlooking the garden

**W.C**

W.C, Wash hand basin

**UPSTAIRS**

**Bedroom 1**

11'7x11'6 (3.53mx3.51m)

Double glazed window to front aspect, radiator, power points, fitted wardrobes

**Bedroom 2**

12'1 x 7'10 (3.68m x 2.39m)

Double glazed window to front aspect, radiator, power points, integral wardrobe space

**Bedroom 3**

17'7 x 7'6 (5.36m x 2.29m)

Double glazed window to front and side aspect, radiator, power points door into:

**En-Suite**

Comprising Shower, Low Level W.C, Wash hand basin, double glaze window

**Bedroom 4**

7'4 x 8'3 (2.24m x 2.51m)

Double glazed window to rear aspect, radiator, power points, integral cupboard / wardrobe space

**Bathroom**

Comprising panel bath, low level W.C, wash hand basin, part tiled, towel rail, double glazed window to front aspect

**EXTERNALLY**

Front Aspect - Driveway and Access to the garage. Side gate access to the rear garden and access for bins.

Rear Aspect - A larger than typical and extended rear garden with generous lawn, timber decked entertainment / BBQ area

Ideal outdoor space for families with children and pets.

**Garage**

Up & Over Door. Power and Lighting.

