



Walnut Trees Hill, Ashbury, Oxfordshire
Offers Over £600,000

NO ONWARD CHAIN *** A LARGE DRIVEWAY + SPACE TO BUILD A GARAGE - (S.T.P.P) *** A

*** VIEWINGS TO COMMENCE FROM:
SATURDAY 25TH JULY ***

*** VILLAGE & COUNTRYSIDE LIVING

Ashbury - An Area Of Outstanding
Natural Beauty. Close proximity to 'The
Rose & Crown' pub, a reputable
primary school (with bus service to
Faringdon secondary), church and
village hall. The area is surrounded by
breath taking countryside views

*** NO ONWARD CHAIN *** A LARGE
DRIVEWAY PROVIDING AMPLE OFF
STREET PARKING *** SPACE TO
BUILD A GARAGE - (SUBJECT TO
PLANNING PERMISSION), A READY
TO MOVE INTO & MODERN BUILT,
DETACHED family home boasting: C.
4 DOUBLE BEDROOMS + 2 EN-SUITE
SHOWER ROOMS, TWO SPACIOUS
RECEPTION ROOMS, A LARGE OPEN
PLAN & SOCIABLE
KITCHEN/BREAKFAST/DINING ROOM
WITH DOUBLE DOORS LEADING TO
A PRIVATE, SOUTH EASTERLY
FACING REAR GARDEN BACKING
ONTO OPEN FIELDS.

Council Tax Band: F
Tenure: Freehold
Parking options: Driveway, Off Street
Garden details: Enclosed Garden,
Private Garden, Rear Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains

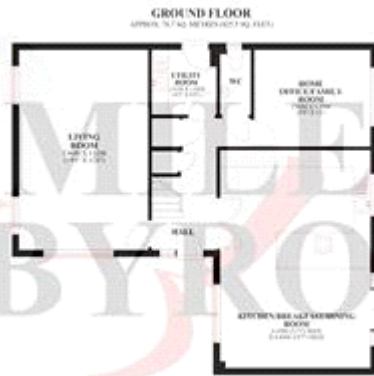
MODERN BUILT , DETACHED family home boasting: C. 4 DOUBLE BEDROOMS + 2 EN-SUITE
SHOWER ROOMS, TWO SPACIOUS RECEPTION ROOMS & A LARGE KITCHEN/BREAKFAST/DINING
ROOM. | Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



TOTAL AREA: APPROX. 107.1 SQ. METRES (1142 SQ. FEET)



TOTAL AREA: APPROX. 107.1 SQ. METRES (1142 SQ. FEET)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Viewing by appointment only
MILES BYRON Real Estate
 MILES BYRON Real Estate, 105 Victoria Road, Old Town, Swindon, Wiltshire. SN1 3BD
 Tel: 01793 200 160 Email: richard@milesbyron.com Website: www.milesbyron.com