



MISTRAL WITNEY ROAD DUCKLINGTON OX29 7TN

Four large double bedrooms & two bathrooms
Kitchen/breakfast room & triple aspect sitting room
Double garage with games room above
Driveway parking & mature gardens

DESCRIPTION

This impressive and generously proportioned home offers over 3100 sq ft (inc garage) of well arranged accommodation and enjoys a plot approaching a third of an acre.

The spacious entrance hall sets the tone for the rest of the property with the principal rooms leading off. There is a formal dining room and a triple-aspect sitting room featuring a stone fireplace and picturesque views over the garden. The kitchen/breakfast room is equipped with an extensive range of units and provides ample space for dining with patio doors leading to the rear garden. A cloakroom and utility room complete the ground floor accommodation.

The first floor has a principal bedroom with full ensuite, three further double bedrooms and a family bathroom.

OUTSIDE

A large driveway provides ample parking and leads to a double garage (currently divided into a store room and garage, both with up and over doors) with a 25' versatile games room above. This offers excellent potential for conversion into a self-contained annexe subject to consents.

The beautifully maintained gardens offer a high degree of privacy, with expansive lawns and mature trees creating a tranquil and secluded setting.

SPACIOUS FAMILY HOME WITH BEAUTIFUL GARDENS EXTENDING TO APPROXIMATELY 1/3 ACRE IN A PRIME VILLAGE LOCATION JUST SOUTH OF WITNEY



Ducklington is a sought-after West Oxfordshire village just a mile from Witney, known for its strong community spirit, historic charm, and beautiful countryside. The village features a 12th-century church, a popular primary school, a traditional pub, and a village shop. It's also home to the rare snake's head fritillary flowers, which bloom in nearby meadows each spring. With excellent access to Oxford and the Cotswolds, Ducklington offers the perfect blend of rural tranquillity and modern convenience.

Tenure: Freehold
All mains services are connected
Council Tax Band G
EPC Rating D

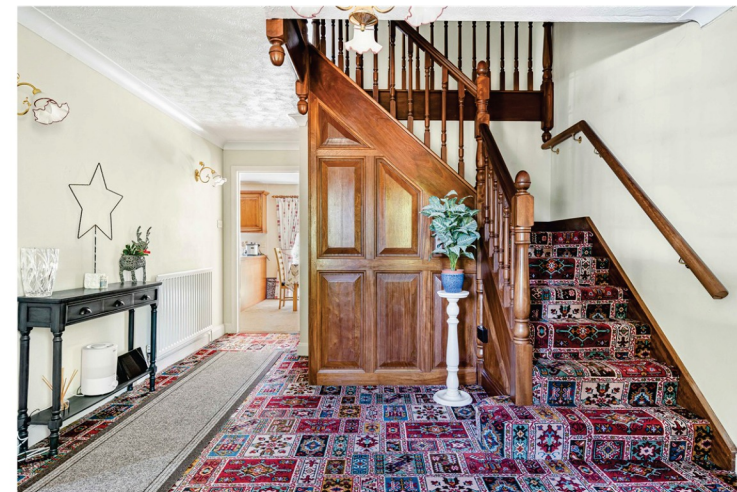
According to Ofcom, Ultrafast broadband is available and mobile coverage is good outdoor but limited indoor on some networks.

ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX29 7TN

what3words:///exists.edit.spark



**Approximate Gross Internal Area 3132 sq ft - 291 sq m
(Including Garage)**

Ground Floor Area 1690 sq ft – 157 sq m

First Floor Area 1442 sq ft – 134 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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