



RADNOR MARTIN

L O N D O N & T H E C O T S W O L D S

134 BRIZE NORTON ROAD
MINSTER LOVELL | OXFORDSHIRE





134 BRIZE NORTON ROAD MINSTER LOVELL | OXFORDSHIRE OX29 0SQ

*'immaculately presented four bedroom detached chalet
bungalow including self-contained ground floor guest suite'*

Witney 3.5 miles | Burford 5 miles | Long Hanborough 7.5 miles
Charlbury Station 9 miles (London Paddington 70 minutes)
Oxford Parkway Station 14 miles | Oxford 17 miles | Cheltenham 27 miles
all distances are approximate

beautifully refurbished throughout | bespoke kitchen/dining room
formal reception room | utility/boot room | ground floor bathroom
three double bedrooms | ensuite to master
self-contained ground floor guest suite | landscaped front and rear gardens
ample parking | two storey detached double garage with potential to convert

the finer details

services Mains water, drainage and electric. Gas central heating.
tenure & possession The property is freehold and offers vacant possession on completion
fixtures & fittings May be acquired by separate negotiation via Radnor Martin
rights of way There are no footpaths or rights of way over the property
local authority West Oxfordshire District Council
council tax Band B
viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Energy Performance rating D





description

This beautifully presented detached chalet bungalow has been tastefully extended and refurbished to a high standard by the current owners and now provides spacious, bright and flexible living accommodation over two floors. Approached by a large enclosed front garden, the front door opens onto the entrance hall leading to the formal reception room with beautiful parquet flooring, stunning bespoke oak lined kitchen with quartz worktops with open plan dining area with bi-folding doors to the rear garden, separate utility/boot room with integrated cupboards to match the kitchen. On the ground floor there is also a luxurious family bathroom with rolltop bath and a self-contained guest suite with bedroom/living room, kitchen area and shower room with its own private access (this is currently run as a very successful holiday let but would also be ideal as a granny annex or principal bedroom). On the first floor there are two double bedrooms, separate WC/vanity closet and principal bedroom with ensuite shower room.

outside

The wonderful manicured westerly garden benefits from a large, porcelain tiled dining area with landscaped borders and large lawn, gated off-street parking which leads to further off-street parking behind the property and double garage. The garage offers further great space on the first floor which could be converted into further accommodation or home office.

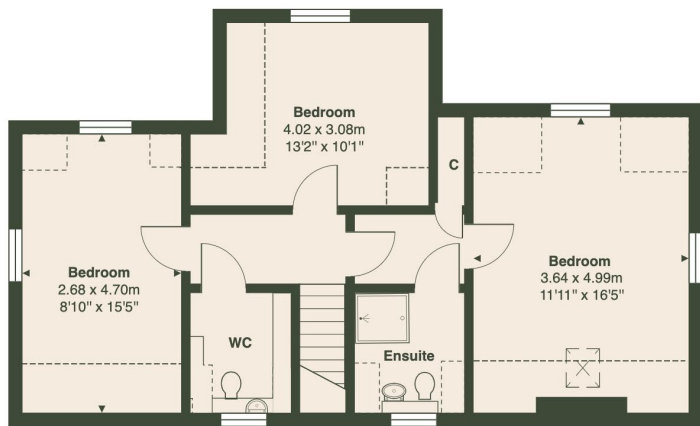
area

Minster Lovell is a popular village within West Oxfordshire District that is well positioned for easy road access to many villages and towns. The Village provides several amenities including; Methodist Church village hall, primary school, post office and village shop as well as various small businesses. Minster Lovell village has three parts, Old Minster, Little Minster and New Minster. Minster Lovell homes three public houses including The Old Swan, The White Hart and The Horse & Radish. In addition is the beautiful Minster Mill that is a Cotswold hotel, restaurant, bar and spa. Part of Old Minster is the picturesque ruins of Minster Lovell Hall, a 15th century Oxfordshire manor house, lie in a beautiful rural setting beside the River Windrush. They include a fine hall, tower and nearby dovecote. Surrounding public footpaths offers a variety of beautiful county walks. The nearby market town of Witney provides a wide range of amenities including a hospital, large supermarkets including Waitrose, Lidl and M&S alongside a range of eateries, recreational and sporting facilities.

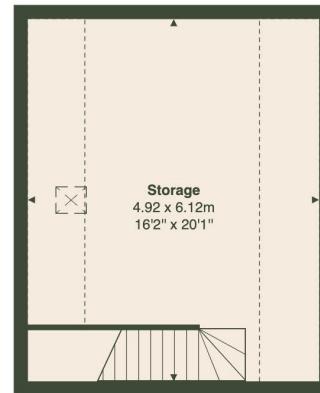




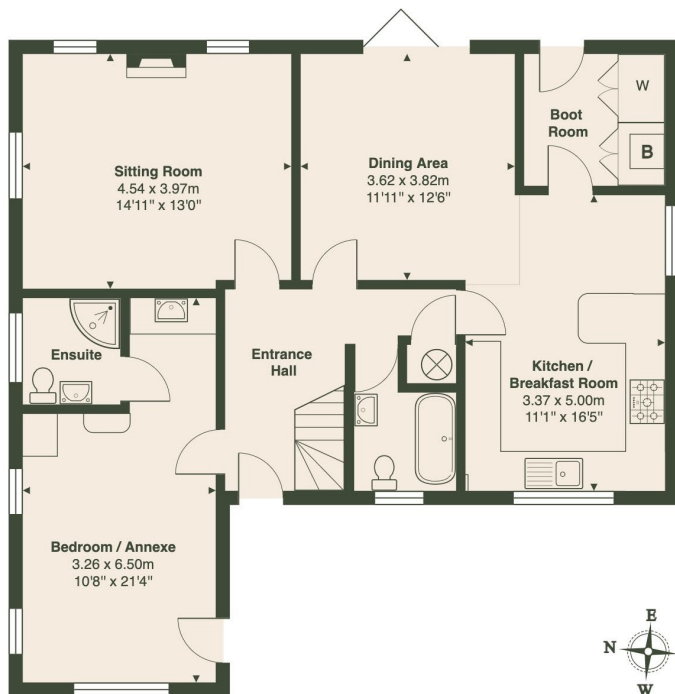




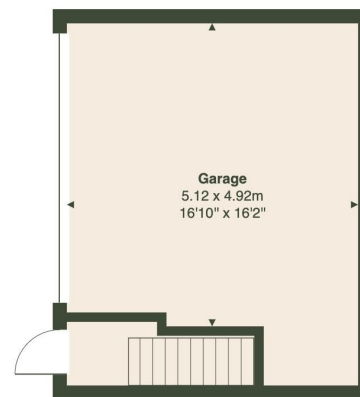
1st Floor



1st Floor Garage



Ground Floor



Garage

Approximate Gross Internal Area

Main House 151.4 m² / 1630 ft²
 Garage / Storage 60.4 m² / 650 ft²
 Total 211.8 m² / 2280 ft²

 reduced headroom (less than 1.5 m / 5 ft)

IMPORTANT NOTICE

Radnor Martin, their clients and any joint agent gives notice to anyone reading these particulars that

- i) The particulars do not constitute part of an offer or contract
- ii) All descriptions, dimensions, references to the condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statement or representations of fact
- iii) The text, photographs and plans are guidelines only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that all necessary planning, building regulations or other consents have been obtained and Radnor Martin have not tested any services, equipment or facilities, a buyer or lessee must satisfy themselves by inspection or otherwise.
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- vi) No person in the employment of Radnor Martin has any authority to make or give any representation or warranty whatsoever in relation to this property.
- vii) all measurements are approximate.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such.
 Drawn by E8 Property Services. www.e8ps.co.uk







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