



RADNOR MARTIN

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

27 BRIZE NORTON ROAD
MINSTER LOVELL | OXFORDSHIRE



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OX29 0SF

*'beautifully presented detached four double bedroom bungalow,
which has been extensively remodelled and extended'*

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

detached bungalow | formal reception room | modern kitchen/dining room
utility room | WC | principal bedroom with ensuite shower room
three double bedrooms | family bathroom | underfloor heating throughout
secluded garden | off street parking for several cars

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 D
viewing arrangements By appointment with Radnor Martin 01993 765115
energy performance certificate Energy Performance rating C

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description

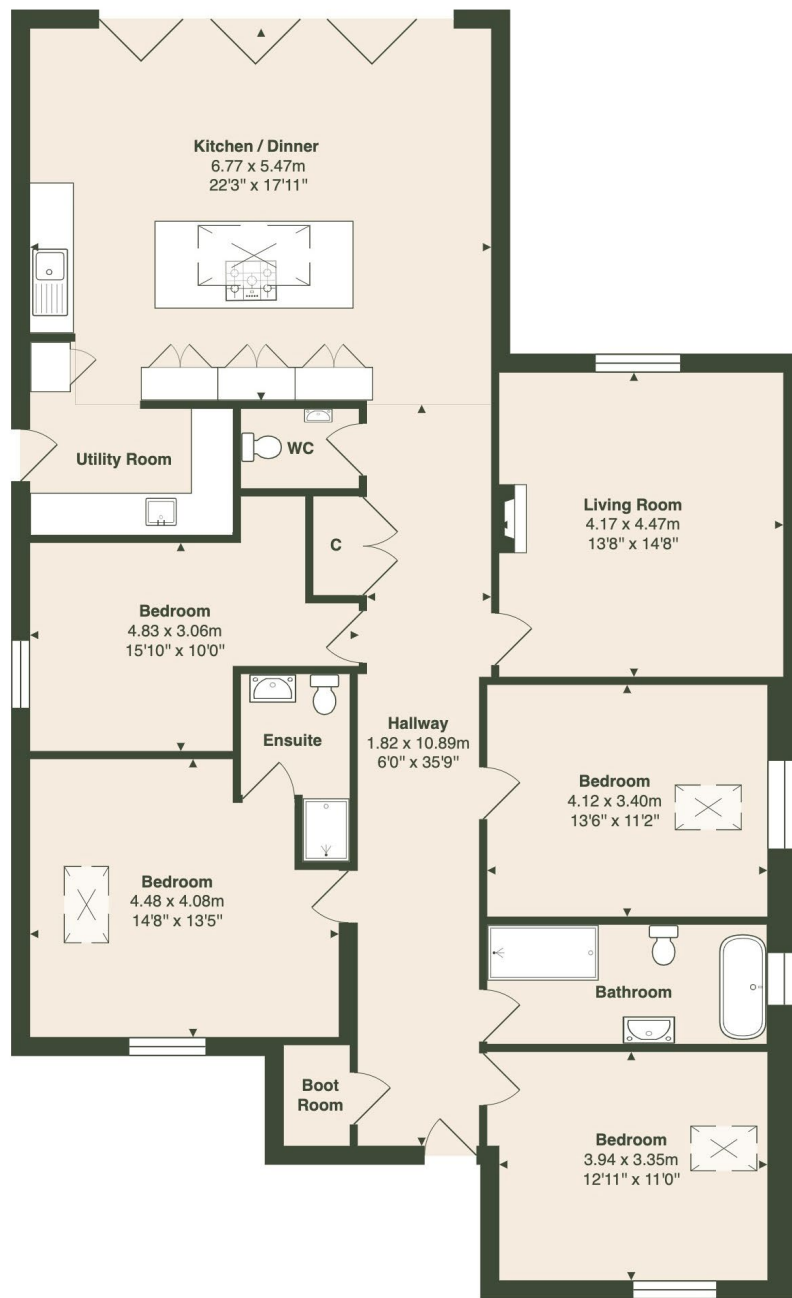
27 Brize Norton road is a beautifully presented detached four double bedroom bungalow, which has been extensively remodelled and extended and now provides an exceptional family home. Approached via a long gravel driveway, with parking for many cars, you enter the house through the centrally located front door via an impressive cantilever canopy. Tumbled limestone floors seamlessly draw your eye to the back of the house. There are two double bedrooms to the front, both with vaulted ceilings and one currently used as the principal bedroom with an ensuite shower room. There are two further double bedrooms and a large modern family bathroom with a spacious walk-in shower and freestanding bath. There is a separate WC, large cloak cupboard and double airing cupboard. Formal reception room with wood burner and across the back of the house there is an impressive modern kitchen with large central island, integrated appliances including double Neff oven, Bosch dishwasher, tall fridge and wine fridge, opening onto the fully equipped matching utility room with integrated freezer and space for a washing machine and tumble dryer and door to side passageway. Across the back of the kitchen there is a dining and seating area and a full width range of bifold doors opening on to the secluded garden, which is mainly laid to lawn with a paved dining, rear patio and large garden shed.

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.







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- 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.

Approx. Gross Internal Area: 160.2 m² ... 1724 ft²



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 purposes only and should be used as such.

Drawn by E8 Property Services. www.e8ps.co.uk





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