

RADNOR MARTIN

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

22 GIERNALLS ROAD
HAILEY | WITNEY



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HAILEY | WITNEY | OX29 9TY

'a beautifully presented four-bedroom family home with countryside views'

Witney 2 miles | Charlbury Station 6 miles | Burford 8 miles
Chipping Norton 12 miles | Oxford 15 miles | Bicester 21 miles
Cirencester 25 miles | Cheltenham 30 miles

all distances are approximate

modern kitchen | reception room with wood burner | dining room
cloakroom/utility | three double bedrooms (one with en suite)
single bedroom/study | family bathroom | generous rear garden
garage and separate home office | ample off-street parking
countryside views

the finer details

services Mains water, drainage and electricity. Gas central heating.

tenure & possession Freehold and offers vacant possession

fixtures & fittings May be acquired by separate negotiation

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

energy performance certificate Energy Performance rating – C

what three words ///hound.arrival.contained

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description

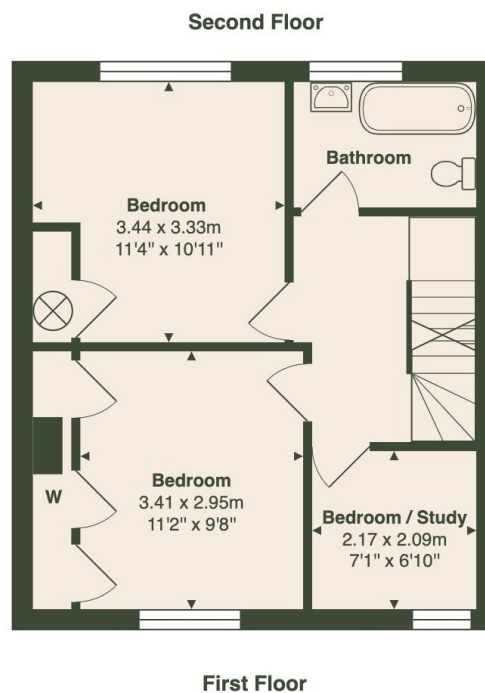
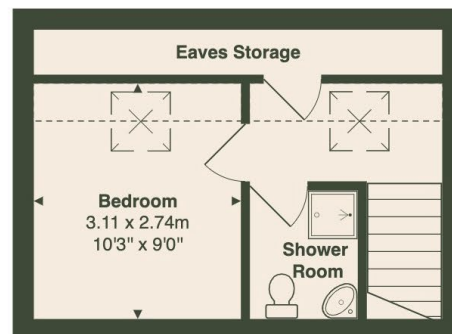
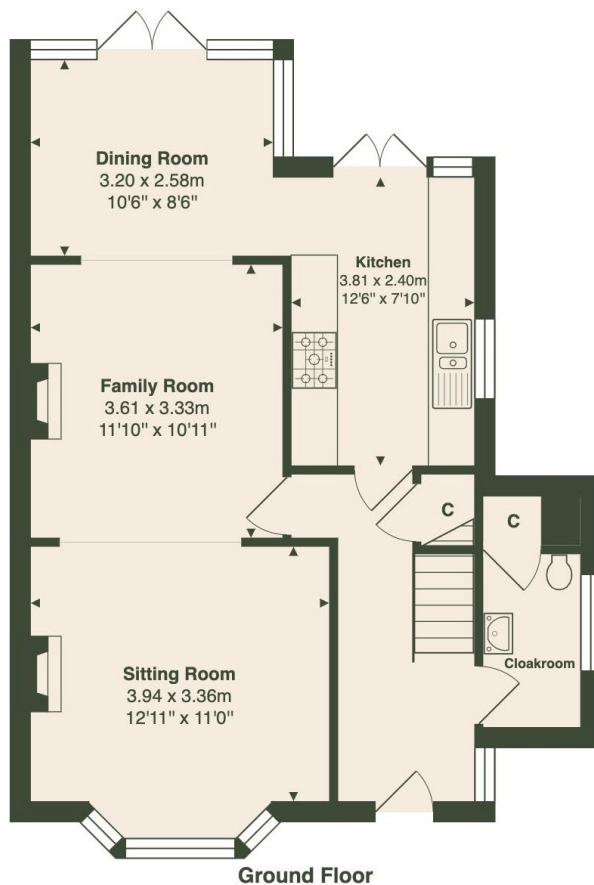
A beautifully presented family home located in a popular village setting, just a short drive from the centre of Witney and close to picturesque countryside walks. The property has been thoughtfully extended over the years to offer bright, spacious accommodation arranged over three floors. The ground floor features a generous 25-foot reception room with a wood-burning stove, which flows into a dining room with double doors opening onto the rear garden. The modern, well-appointed kitchen also enjoys garden access and connects conveniently back to the dining room. Additional ground floor highlights include an entrance hall with understairs storage and a good-sized cloakroom/utility room. Upstairs, the first floor offers two double bedrooms with built in cupboards, a single bedroom, and a modern family bathroom. The second floor is home to a double bedroom with an en suite shower room. Outside, the front garden leads to a driveway offering ample parking for several vehicles, as well as access to a single garage and a separate home office/study. The rear garden is a generous size, featuring a decked area, lawn, pond and a separate vegetable garden/allotment space—both enjoying attractive countryside views.

area

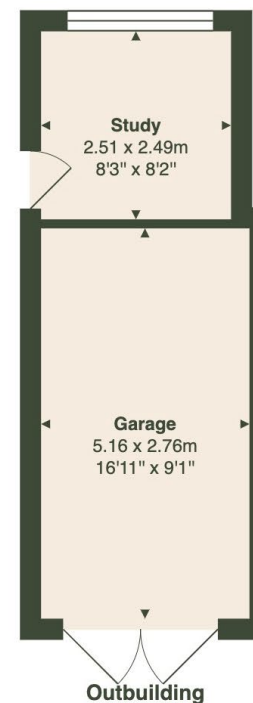
Nestled just two miles north of Witney along the B4022 to Finstock and Charlbury, Hailey is a vibrant village with a strong sense of community. At the heart of the village lies Hailey Village Hall, surrounded by farmland, playing fields, and a children's playground, offering a hub for local activities. The village boasts a range of amenities, including a C of E primary school, a cricket club, and the Witney Rugby Football Club, which has its grounds in Hailey. One of its most historic landmarks is the Lamb and Flag pub, a characterful building dating back to the 17th century. The Church of St. John the Evangelist, built in 1869, which continues to serve as a place of worship and gathering. Hailey is also well connected, with a local bus service running through the village and a mainline railway station—offering direct trains to London Paddington—located about five miles to the north.

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Reduced headroom (less than 1.5 m / 5 ft)



Approximate Gross Internal Area

Main House 116.2 m² / 1251 ft² (Excluding Eaves Storage)

Outbuilding 21.6 m² / 233 ft²

Total 137.0 m² / 1474 ft² (Excluding Eaves Storage)

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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