



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**Abingdon Road**

**Standlake**

**Price £440,000**

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[www.lee-chadwick.co.uk](http://www.lee-chadwick.co.uk)

Local Authority: West Oxfordshire District Council

Council Tax Band: E for 2022/2023 - Tenure: Freehold

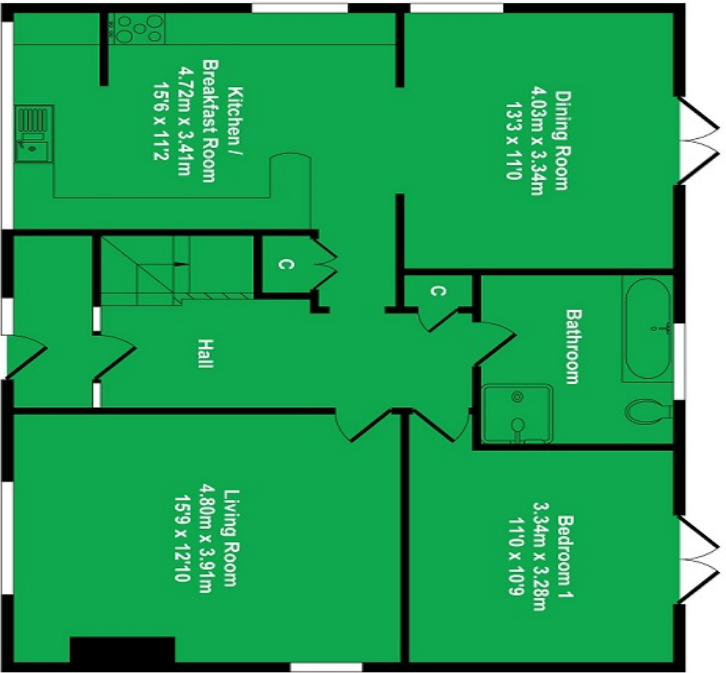
A Spacious 3 Bedroom Detached Family House presented in Excellent Order with Living Room, Kitchen/Dining Room and Summer House in the Popular Village of Standlake.

The property comprises:

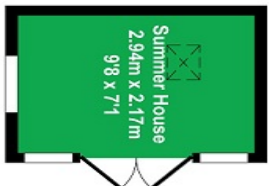
- Entrance Hall
- Living Room with Open Fire
- Kitchen/Dining Room with Patio doors to rear Garden
- Three Bedrooms
- Two Bathrooms
- Driveway with parking for several cars
- Triple/Double Glazed Replacement Windows and A Rated Boiler
- Summer House
- Workshop
- Secluded Mature Garden



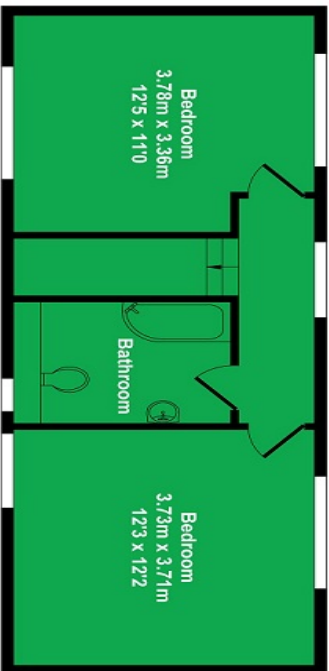




Ground Floor  
Approx. Floor  
Area 83,70 Sq.M.  
(901 Sq.Ft.)



Outbuilding  
Approx. Floor  
Area 6,40 Sq.M.  
(69 Sq.Ft.)



First Floor  
Approx. Floor  
Area 38,20 Sq.M.  
(411 Sq.Ft.)

Total Approx. Floor Area 1381 Sq.Ft. (128.30 Sq.M.)























Standlake is a Popular Village in the Cotswolds just a short distance from the bustling market town of Witney. The village also benefits from a primary school and local Gastro Pub. A great location with a rural feel surrounded by the Cotswold countryside perfect for walking, cycling and family life.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/GOO025.0001