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2 Hartley Cottages, Frilford OX13 5NX

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2 Hartley Cottages

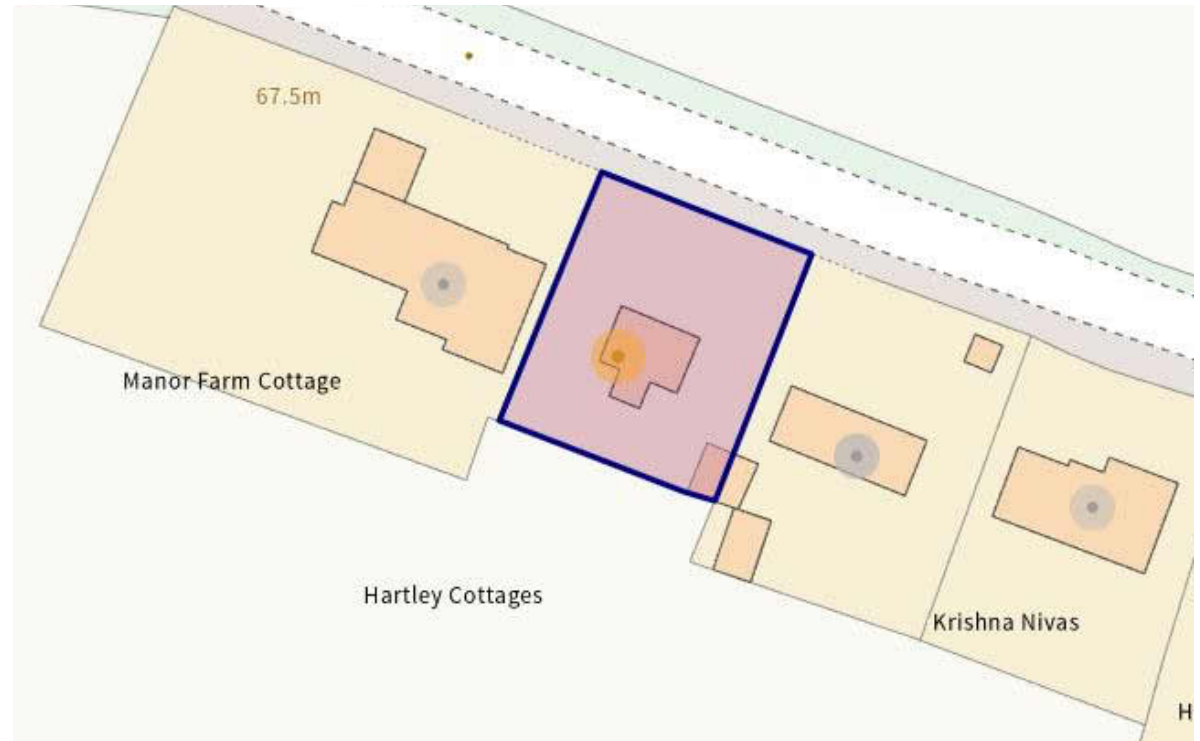
Individual 1930's detached family home situated in a desirable semi-rural location complemented by attractive open countryside views, offering excellent potential to be substantially extended, sold with no ongoing chain.

Location

Frilford is a small sought-after hamlet famous for its close proximity to the prestigious three course golf club. Millets Farm is nearby offering farm shop, cafe, craft gallery and garden centre. There are several excellent pubs and restaurants in the area including The Dog House hotel and The White Hart in Fyfield. Highly regarded schools in the area include Cokethorpe, Abingdon School, Abingdon Preparatory School (only a short walk away), Radley College, Chandlings and St Hughes. There is a quick route onto the A420 and A34 leading to many important destinations north and south including Abingdon (circa. 4 miles), Oxford (circa. 9 miles) and Witney (circa. 11 miles).

Directions

Leave Abingdon in a westerly direction proceeding onto the A415 towards the village of Marcham. Follow the village road through Marcham to the traffic lights in Frilford. Proceed right onto Oxford Road and after a short way take the first turning on the left hand side again onto the A415 (Kingston Road). No. 2 Hartley Cottages is found a short way before the turning on the left hand side into Millets Farm Centre clearly indicated by the "For Sale" board.



- Entrance hall leading to delightful triple aspect sitting room with open fireplace
- Separate dining room with further open fireplace
- Kitchen and extended utility with cloakroom off
- Three spacious first floor bedrooms (all featuring attractive countryside views) complemented by bathroom
- Outside are good size gardens extending to 0.16 of an acre which to the front provide parking facilities for several vehicles
- To the rear are well screened and particularly wide gardens offering good degrees of privacy and excellent potential to substantially extend the existing accommodation

3  bedrooms

Council tax band E

2  receptions

Tenure Freehold

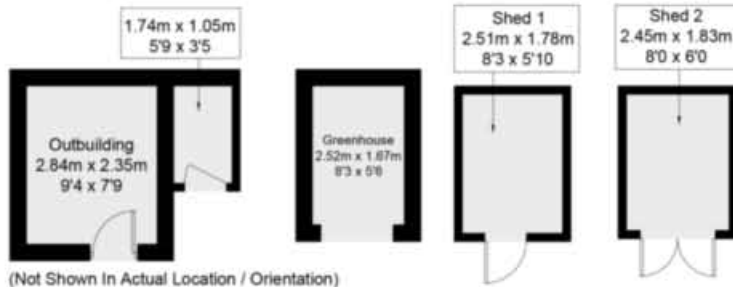
2  bathrooms

EPC rating F



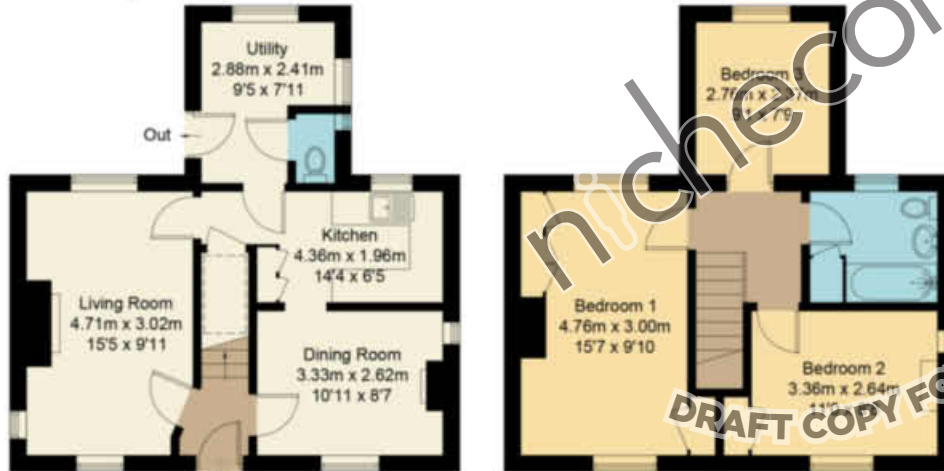
Hartley Cottages, OX13

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft
Outbuildings = 22.3 sq m / 240 sq ft
Total = 108.4 sq m / 1167 sq ft
Garden / Driveway Area = 473.5 sq m / 5097 sq ft



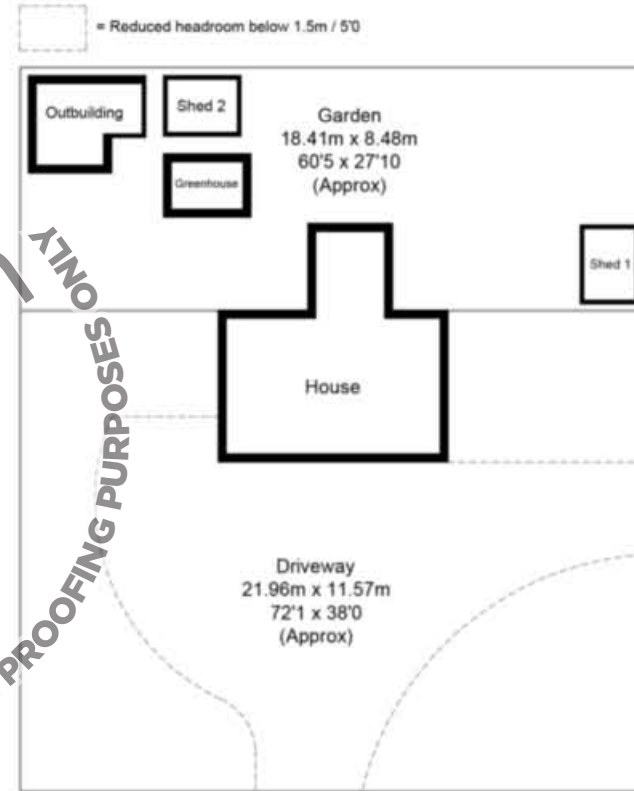
(Not Shown In Actual Location / Orientation)

Outbuildings



Ground Floor

First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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