



6A Standlake Road
Ducklington, Witney, Oxfordshire

A beautifully presented modern detached family home in the sought-after village of Ducklington, offering spacious and versatile accommodation.

This five-bedroom home was built in 2002 and has been thoughtfully maintained and improved by the current owners. The Cotswold stone exterior gives the property traditional charm, while the interiors offer contemporary living spaces with vaulted ceilings, modern fittings and a wonderful sense of light throughout.



3 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



2,093 SQ FT



OFFERS IN EXCESS OF £850,000

The property

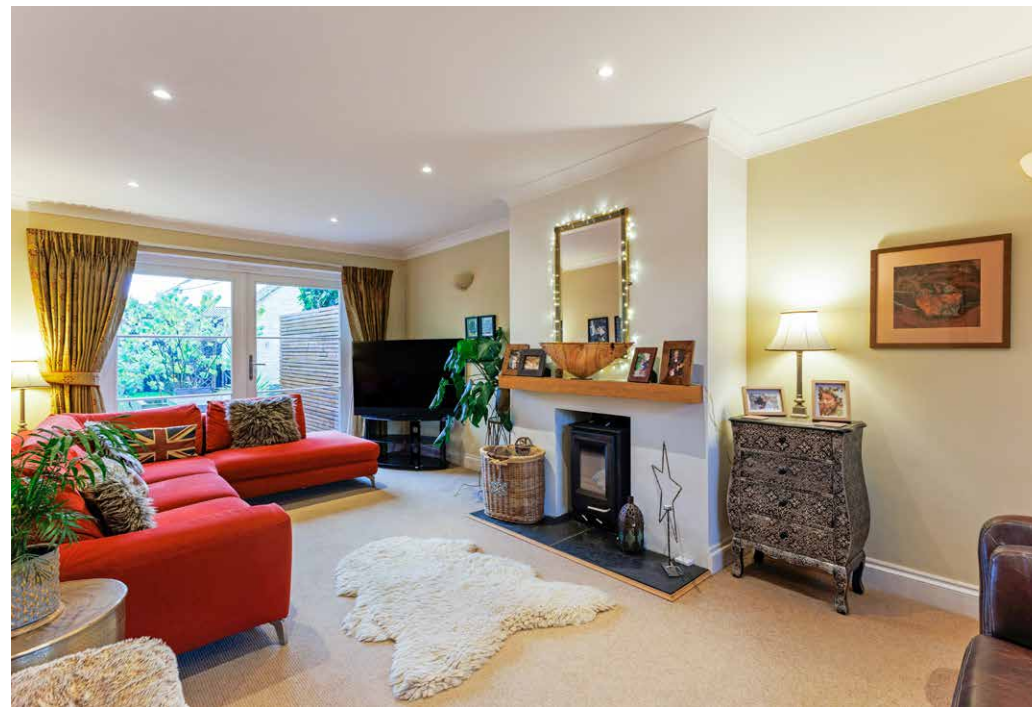
This beautifully presented house combines modern convenience with traditional character, creating a balance of style and practicality. The property has bright, spacious interiors ideal for modern family life. The accommodation is notably versatile, with three distinct reception rooms, a spacious entrance hall and first floor landing, and five bedrooms, all presented to a high standard.

The welcoming entrance hall sets the tone for this well-planned home, with reception rooms flowing naturally from the central hallway. A snug offers a cosy retreat, perfect for relaxation or as a quiet home office. The sitting room is generously proportioned with large windows overlooking the rear garden, creating a bright and airy room for family life and entertaining.

At the heart of the home lies the open plan dining room and kitchen, a sociable space with a wood-panelled wall, enhanced by a high ceiling that fills the room with natural light.

The contemporary kitchen has olive units, quartz worktops and a range-style cooker, while a central island breakfast bar offers additional workspace and casual dining. A useful utility room adjoins the kitchen, with further storage and workspace.

The first floor offers three double bedrooms, including the principal bedroom with an en suite shower room. The family bathroom on this floor is particularly impressive, featuring a freestanding bath, double vanity and contemporary tiling with wood-effect flooring. The wide landing area has been cleverly designed to incorporate a study area with built-in storage, making superb use of the available space for home working or children's homework. The second floor houses two further double bedrooms situated within the eaves, both with Velux skylights bringing in abundant natural light.



Outside

The village location is highly desirable, offering a peaceful setting just over a mile from Witney's comprehensive amenities and excellent transport links. The property is approached via a block-paved driveway, which allows ample parking for multiple vehicles and leads to the double garage. The front of the house is enhanced by the attractive Cotswold stone façade with a characterful arched wooden front door, and landscaping with established shrubs.

To the rear, the garden extends to a generous size with a combination of lawn and paved terrace areas, creating space for outdoor dining and children's play. The garden enjoys a pleasant outlook and offers scope for keen gardeners to further develop the planting.

Location

Ducklington is a highly desirable village situated on the edge of Witney, offering the benefits of village life while being within easy reach of first-rate amenities. The village has a well-regarded primary school, less than 200 metres from the property, as well as a church and village hall, fostering a strong sense of community. The nearby market town of Witney, just over a mile away, delivers comprehensive shopping

facilities including Waitrose, Sainsbury's and Marks & Spencer, alongside a variety of independent shops, restaurants and pubs. The town also has modern leisure facilities including a sports centre and swimming pool.

The property is in an excellent position for commuting, with the A40 giving swift access to Oxford (approximately 10 miles) and onwards to London via the M40. Hanborough station offers direct rail services to London Paddington, while Oxford Parkway presents an alternative with good parking facilities. For families, the area is renowned for its outstanding education, with Cokethorpe School and The Henry Box School both in Witney, as well as easy access to Oxford schools including St Edward's, The Dragon, Summer Fields, Oxford High School and Magdalen College School.

The location offers the best of both worlds: the Cotswolds and its picturesque villages are on the doorstep, while Oxford's cultural attractions, including theatres, museums and historic colleges, are within easy reach. Leisure pursuits are readily available, with Soho Farmhouse and Estelle Manor nearby, the Cotswold Wildlife Park a short drive away, and watersports at Farmoor Reservoir.



Distances

- Witney 1.2 miles
- Oxford 10.3 miles
- Cheltenham 36 miles

Nearby Stations

- Hanborough 6.5 miles
- Oxford Parkway 9.8 miles
- Oxford 10.5 miles

Key Locations

- Estelle Manor
- Soho Farmhouse
- Daylesford

Nearby Schools

- Ducklington Primary School
- The Henry Box School, Witney
- Cokethorpe School
- St Edward's
- The Dragon
- Summer Fields School
- Oxford High School
- Magdalen College School



Approximate Floor Area = 194.5 sq m / 2093 sq ft (Excluding Eaves)
 Garage = 25.2 sq m / 271 sq ft
 Total = 219.7 sq m / 2364 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #99793

Floorplans

Main House internal area 2,093 sq ft (194.5 sq m)

Garage internal area 271 sq ft (25.2 sq m)

For identification purposes only.

Directions

OX29 7XG

what3words: ///lifted.sleep.holds

General

Local Authority: West Oxfordshire District Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, drainage, electricity and gas central heating.

Council Tax: Band F

EPC Rating: C

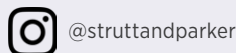
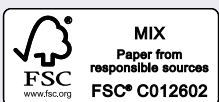
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