



The Wall House, Witney

The Wall House, 2 Curbridge Road

Witney OX28 1NZ

Properties of this individual nature are seldom seen on the market and this particular home has been in the same family ownership for many years. The Wall House has been well maintained but now offers plenty of scope for new owners to move in and refurbish to their own taste. Sitting centrally in generous 0.44 acre, well-tended gardens and with ample, private parking and 4 car garage this is a fabulous property within walking distance of the town. The spacious accommodation offers a welcoming hallway, a dual aspect snug with bay window and open fireplace, second light filled reception with fireplace and triple aspect sitting room with doors that offer a pretty garden view. The super family kitchen/dining room is fitted with a wide range of units and integrated appliances. The utility and shower room complete the ground floor picture.

The first floor offers four good size bedrooms with bathroom and separate WC. The space and layout lends itself to annexe potential if required.

Affording a good degree of privacy the mature gardens have been well-tended and are home to a host of flowers, shrubs and trees. A truly delightful space to enjoy alfresco dining/entertaining.

Guide Price: £900,000







Council Tax:
£2,994

Parking
Four Car Garage &
Driveway Parking

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - Higher running costs			
England, Scotland & Wales		EU Directive	2002/91/EC

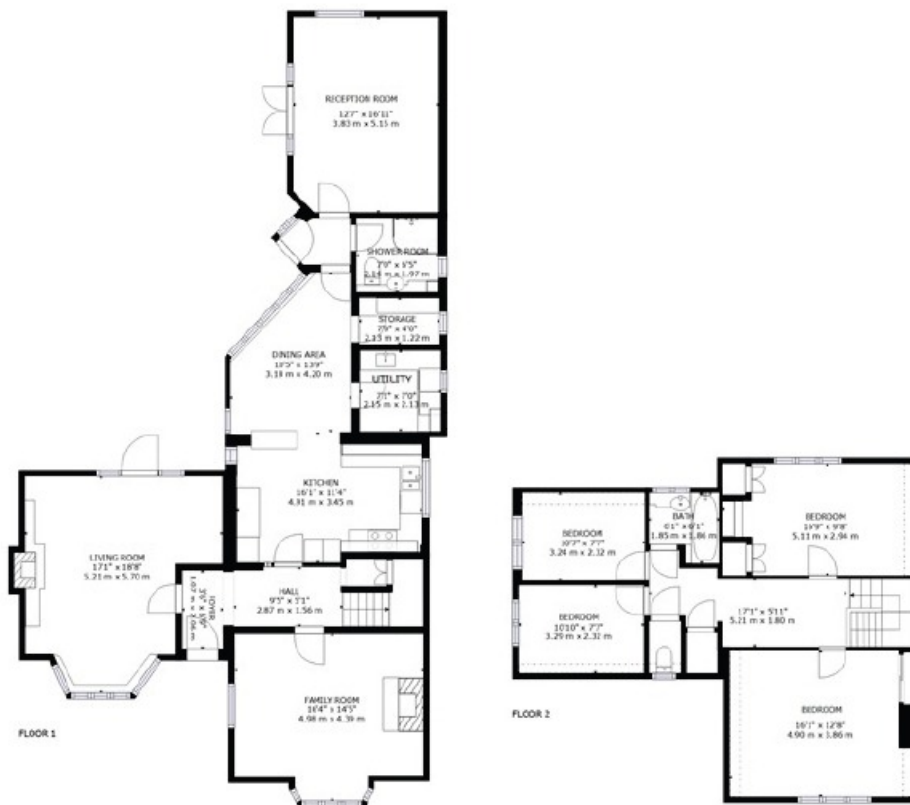
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“Agent's comment”

A wonderful, individual family home that offers generous living space alongside generous, pretty gardens. Properties of this nature so close to town seldom come to the market and this fine home is worth of an early inspection to fully appreciate the extensive, light filled space.

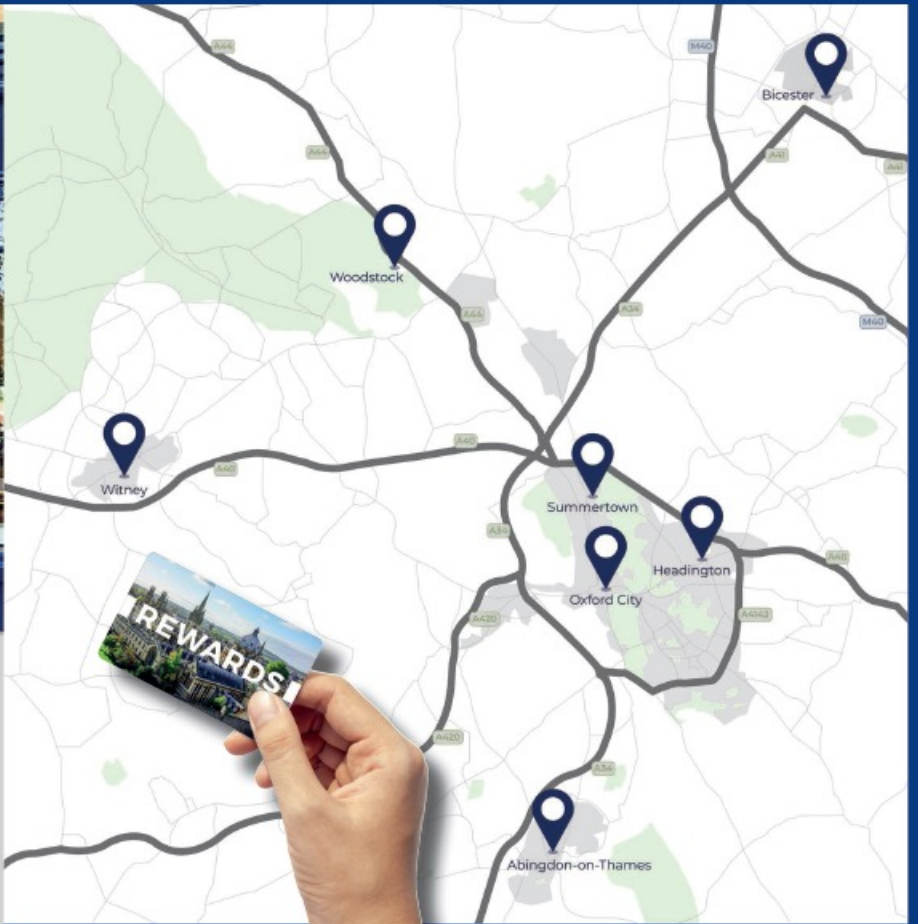
Both primary and secondary education are close to hand along with eateries, shops and easy access to a main bus link to Witney/Oxford.

Call to book an appointment to avoid disappointment.



GROSS INTERNAL AREA
 FLOOR 1: 1300 sq. ft. 121 m², FLOOR 2: 696 sq. ft. 65 m²
 EXCLUDED AREAS: . REDUCED HEADROOM BELOW 1.5M: 55 sq. ft. 5 m²
 TOTAL: 1996 sq. ft. 185 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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