



Woodstock Road, Witney

Breckon & Breckon
EST. 1847

37A Woodstock Road

Witney OX28 1EB

Located along one of Witney's most desirable residential areas sits this extended and completely refurbished family home. Beautifully presented and offering approx. 1,582 sq ft of fabulous living space alongside a generous, landscaped garden this wonderful property is within walking distance of the town. The contemporary fitted open plan ground floor layout provides a superb space for all the family with a sitting area flowing through to dining and finally the fantastic kitchen area which is fitted with a wide range of units and integrated appliances. Enjoying a view across the garden from bi-fold doors, this truly stunning area is a wonderful social entertaining space. A ground floor bedroom with ensuite offers the flexibility for extended family/guest use. An attractive staircase rises to three double bedrooms with boutique chic ensuite and bathroom.

The garden to the rear affords a good degree of privacy and has been landscaped with low maintenance in mind offering lawn area, a host of plants, shrubs, mature tree and seating area for alfresco dining/entertaining. A useful garden shed sits to the rear boundary and a home office/studio is a great additional space.

 4

 1

 3



Generous Plot

Guide Price: £675,000







Council Tax:
Band E - £2,782

Parking
Off-street parking to
the front

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-101)	A		
(81-91)	B		82
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(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”

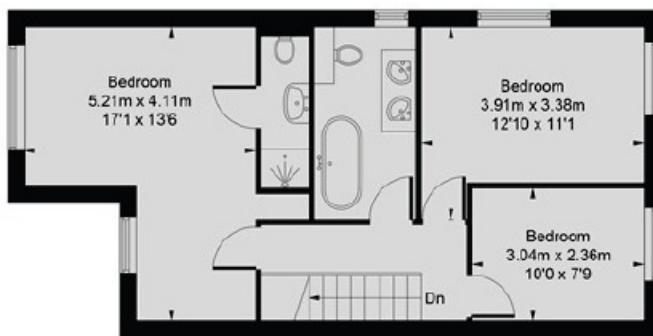
Transformed by the current owners into a stunning property offering flexible family living space alongside a office/studio to meet modern living needs.

This prestigious road is close to both primary and secondary education and within walking distance of the town's amenities.

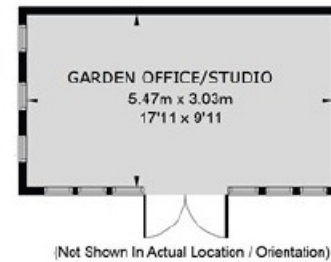
Properties of this nature are seldom seen on the open market and an appointment to view is highly recommended to fully appreciate the finish and light-filled space.



Approximate Gross Internal Area = 147.0 sq m / 1582 sq ft
(Excluding Shed)



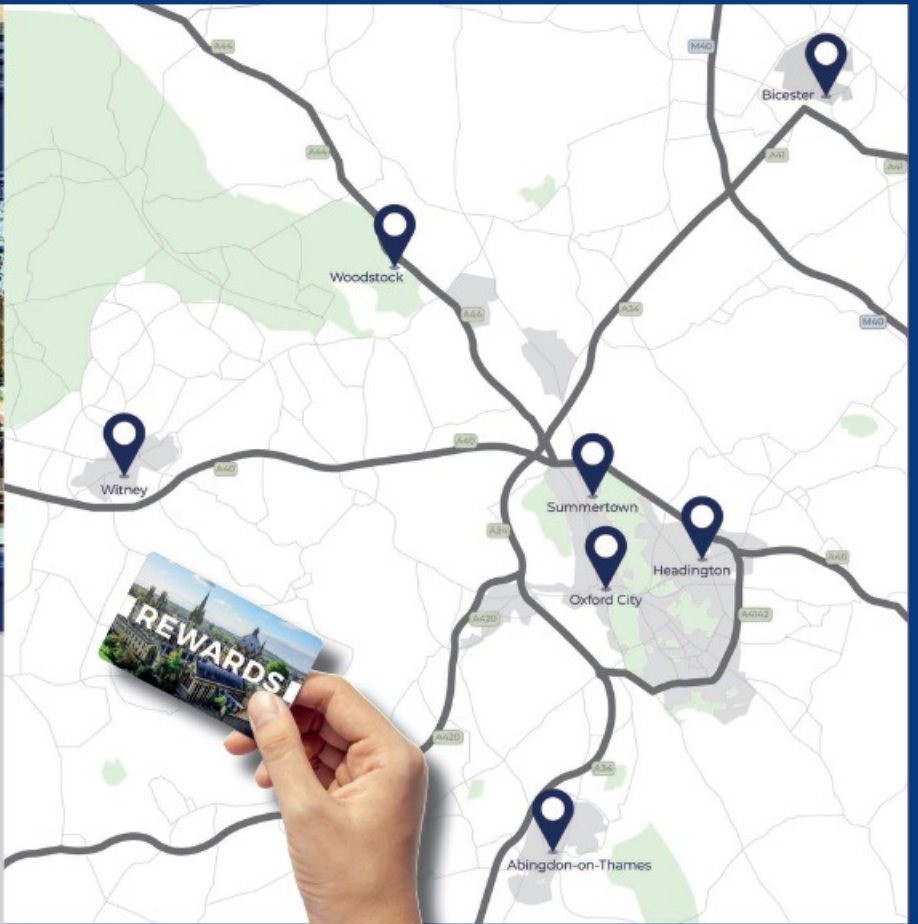
First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



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