



Spring Meadow, Witney

36 Spring Meadow

Witney OX28 5DJ

£400,000

Guide Price



Enjoying a prime spot on the western edge of Witney close to schools, shops and main bus links; this modern family home is presented in show home condition and offers superb living space alongside a private garden. The spacious accommodation includes a wonderful, dual aspect sitting room set for relaxing with doors to the garden, cloakroom and contemporary kitchen fitted with a wide range of units and integrated appliances. The open plan layout offers space for dining/entertaining and the bay window allows natural light to flood the room. To the first floor there are three bedrooms, modern ensuite shower room and three piece bathroom. Externally, the pretty rear garden affords a good degree of privacy and two delightful seating areas create a wonderful place to follow the sun and enjoy the host of flowering plants and shrubs. The driveway parking for three cars is an additional attribute with a gate to the rear.

This popular and relatively small development built by Cala Homes is less than seven years old and is within walking distance of the amenities in the town. There are two nearby primary schools and the A40 provides good access for Oxford.

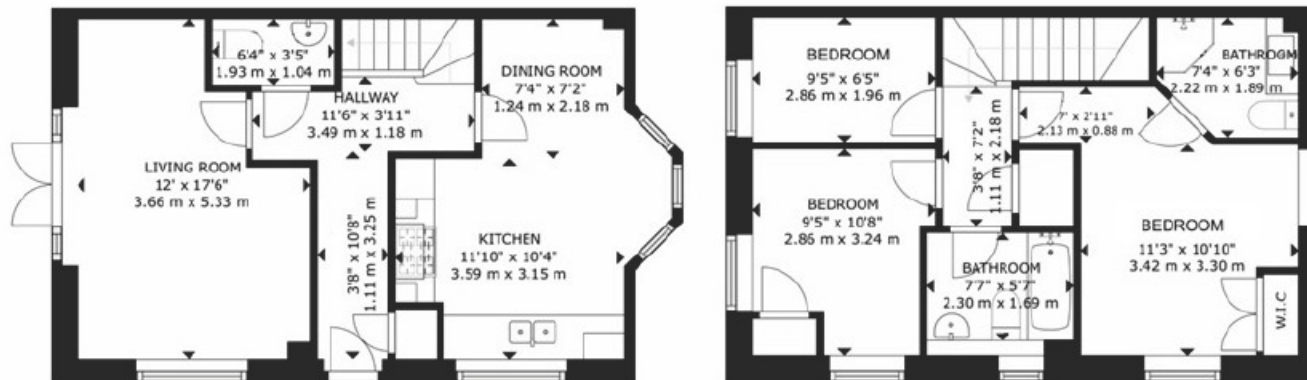
Agent's Comment

"This ready-to-move into home offers light & airy living space with a delightful, landscaped garden and plenty of parking"





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

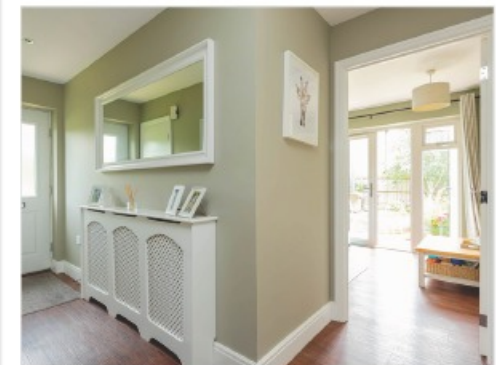


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 522 sq ft, 48.47 m², FLOOR 2: 506 sq ft, 46.98 m²
 TOTAL: 1028 sq ft, 95.45 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Headington

Tel: 01865 750200 (sales)
 Tel: 01865 763999 (letting)

Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band E
 £2,782

Local Authority:

West Oxfordshire
 District Council

Energy Efficiency Rating		Current	Potential
This energy efficient - show energy costs			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
21-30			
1-20			
		84	95
* Excludes air conditioning, solar water heating			
England, Scotland & Wales			