

28 COMPTON WAY  
WITNEY  
OX28 3AB

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# 28 Compton Way

Witney OX28 3AB

Occupying a super position within a pleasant walk across Langel Common into town this truly delightful, double fronted family home is presented in excellent decorative order throughout. The spacious, light and airy living accommodation offers a good size entrance hall with cloakroom off, a fabulous social kitchen/breakfast room fitted with a superb range of gloss units with integrated appliances including double oven, 6 ring gas hob, integrated fridge/freezer, dishwasher and garbage disposal. This wonderful space offers an island for breakfast dining and flows through to a family seating area and on into the delightful garden room that provides a more formal dining space enjoying a view across the garden. The sitting room offers a good sized space for family relaxing and the cloakroom plus utility complete the ground floor picture. There are three bedrooms and three bathrooms on the first floor with a superb master bedroom with ensuite shower room and further double bedroom to the second floor.

Externally, the sunny garden has a patio area ideal for alfresco dining, lawn and the whole is fully enclosed. Tandem double garage and driveway.

 5

 2

 4



Sunny

**Guide Price: £600,000**







**Council Tax:**  
Band E - £3,288.31

**Parking**  
Tandem garage and driveway

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	83
England, Scotland & Wales		EU Directive 2002/91/EC	

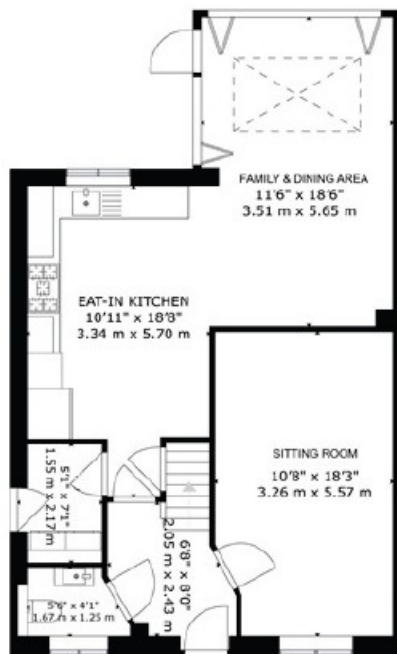
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# “Agent's comment”

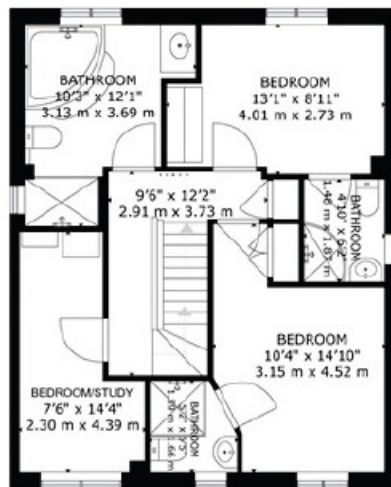
A wonderful, non-estate home offering 1,914 sq ft of family living space. Properties of this nature so close to town seldom come to the market and this superb house is worthy of an early inspection to fully appreciate the light filled accommodation, enclosed, sunny garden and contemporary finish.

Both primary and secondary education are close by as are the town's amenities and countryside walks.

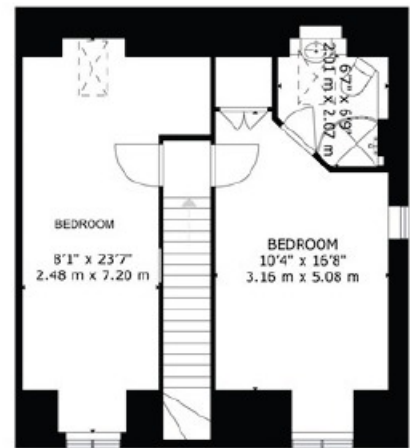
To avoid disappointment call the Witney Office to book an appointment to view.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 731 sq.ft, 68 m<sup>2</sup>, FLOOR 2: 624 sq.ft, 58 m<sup>2</sup>, FLOOR 3: 559 sq.ft, 52 m<sup>2</sup>  
 TOTAL: 1914 sq.ft, 178 m<sup>2</sup>

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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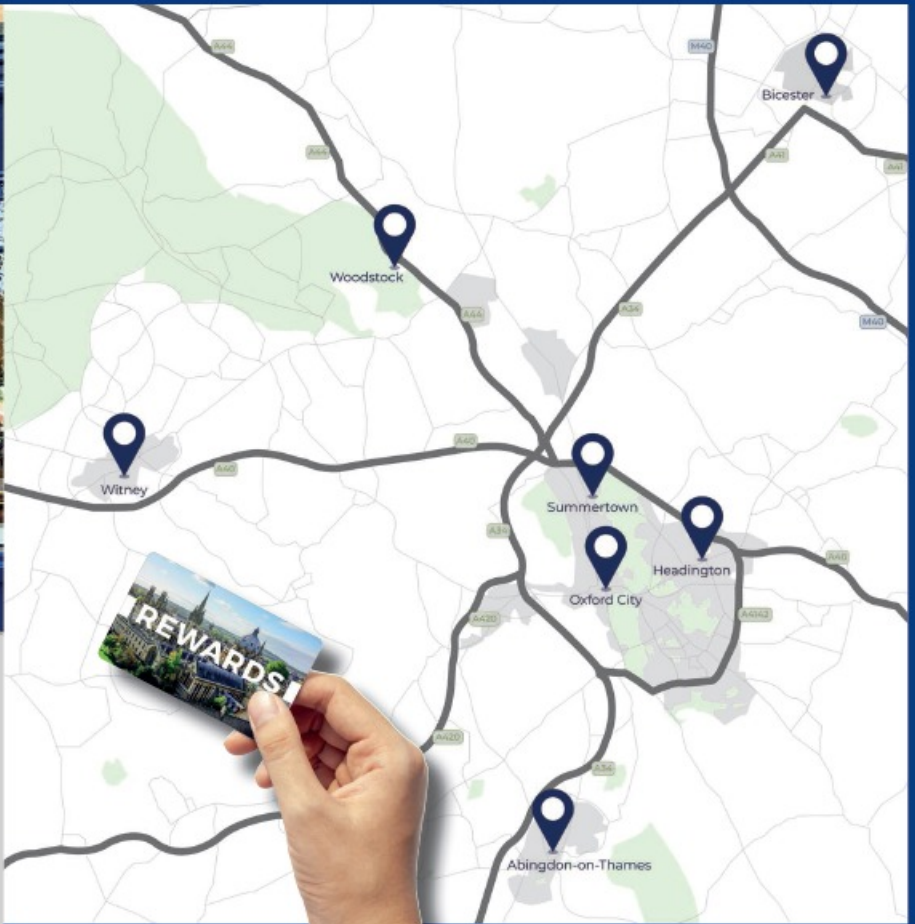
### Witney Sales

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**FROM LEFT:** Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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