



Orchard Way, Witney

# 12 Orchard Way

Witney OX28 4EW

## £525,000

Guide Price



### Agent's Comment

*"Close to all the amenities of the town, this super home is one to be viewed to fully appreciate the space and location"*

Just a leisurely stroll to the bustling town centre and close to both primary and secondary education this quiet spot, just off Corn Street is an ideal location for family living. This super home offers 1798 sq ft of well-presented accommodation that includes a fabulous open plan kitchen/dining room, great for family and friends to gather. Doors to the garden allow plenty of natural light to fill this space. A useful utility room and cloakroom are just off the kitchen. The spacious sitting room runs from front to back and offers extensive room for the whole family to relax.

The principal bedroom extends to some 19 feet with an ensuite and built-in wardrobe and three further bedrooms and modern bathroom sit on this floor. There is a large bedroom on the second floor.

The generous garden is mainly laid to lawn with mature shrubs, plants and trees and offers a safe place for children and pets alike. A paved patio provides space for a spot of alfresco dining and couple with the generous driveway parking this really is a fantastic town centre home.



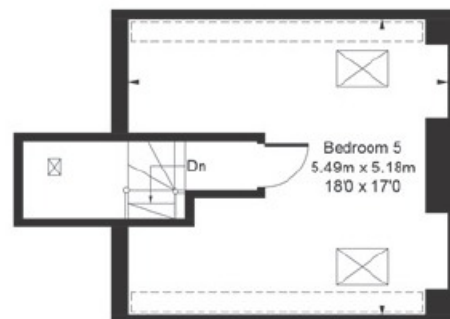
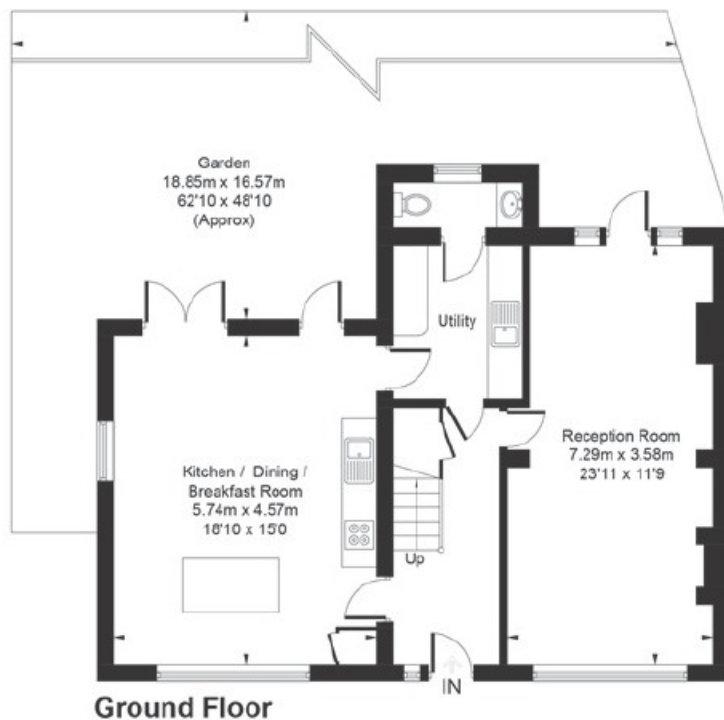


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Approximate Gross Internal Area = 167 sq m / 1798 sq ft  
(excluding reduced headroom)



= Reduced headroom below 1.5m / 5'0"



**Breckon & Breckon**

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**Oxford city centre**

Tel: 01865 244735 (sales)  
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**Summertown**

Tel: 01865 310300 (sales)  
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Tel: 01993 811881 (sales)  
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**Witney**

Tel: 01993 776775 (sales)  
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**Council Tax Band:**

Band D  
£2276.52

**Local Authority:**

West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential
94-100	A		
81-93	B		
69-80	C		
55-68	D		
39-54	E		
22-38	F		
1-21	G		
		61	61

Energy Efficiency Rating Legend: A (Green), B (Light Green), C (Yellow-Green), D (Yellow), E (Orange), F (Red-Orange), G (Red).  
Legend: England, Scotland & Wales. All figures are estimates.