



Woodstock Road, Witney

Breckon & Breckon  
EST. 1847



# 110 Woodstock Road

Witney OX28 1DY

Located along one of Witney's most desirable residential areas this extended and beautifully presented family home offers approx. 2451 sq ft of fabulous living space across two floors enhanced by a delightful garden. This wonderful property is within walking distance of the pretty Woodgreen and the array of amenities in the town.

Nicely proportioned, the stylish accommodation is filled with natural light and is finished to a high specification throughout. The contemporary fitted open plan ground floor layout provides a superb space for all the family with a family area flowing through to dining and finally the fantastic kitchen area which is fitted with a wide range of units and integrated appliances plus separate utility room. Enjoying a view across the garden from bi-fold doors, this truly stunning area is a wonderful social entertaining space. The sitting room to the front enjoys a large bay window and the fireplace creates a wonderful, relaxing space.

The garden to the rear affords a high degree of privacy and has been landscaped with low maintenance in mind offering a fabulous spot to enjoy alfresco dining/entertaining.



Southerly aspect

**Guide Price: £900,000**











**Council Tax:**  
Band F - £3288.31

**Parking**  
Ample driveway  
parking & garage

**Local Authority**  
West Oxfordshire  
District Council

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-101)	<b>A</b>			(10-15)	<b>A</b>		
(81-91)	<b>B</b>			(16-25)	<b>B</b>		
(69-80)	<b>C</b>			(26-35)	<b>C</b>		
(55-68)	<b>D</b>			(36-45)	<b>D</b>		
(39-54)	<b>E</b>			(46-55)	<b>E</b>		
(21-38)	<b>F</b>		47	(56-65)	<b>F</b>		41
(1-20)	<b>G</b>			(66-75)	<b>G</b>		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales				England, Scotland & Wales			

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# “Agent's comment”

*A wonderful, individual family home that offers beautifully presented accommodation. Properties of this nature along this prestigious road seldom come to the market and this fine home is worthy of an early inspection to fully appreciate the extensive, light-filled space, pretty garden and delightful location.*

*Both primary and secondary education are close to hand along with eateries, shops and easy access to countryside walks.*

*Call to book an appointment of this fine residence to avoid disappointment.*



Approximate Gross Internal Area = 227.7 sq m / 2451 sq ft  
 Shed = 4.2 sq m / 45 sq ft  
 Total = 231.9 sq m / 2496 sq ft  
 (Including Garage)







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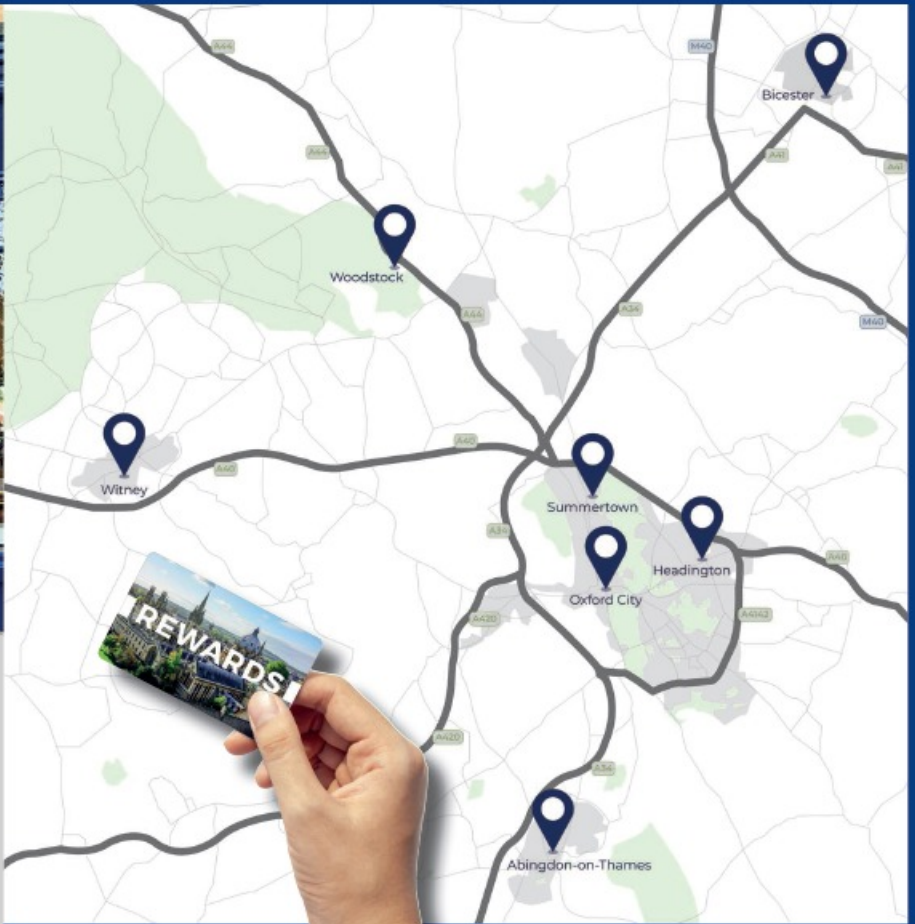
### Witney Sales

10 Market Square  
Witney  
Oxfordshire  
OX28 6BB

t: 01993 776775  
e: witney@breckon.co.uk



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



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t: 01993 810100 (letting)  
e: woodstock@breckon.co.uk

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t: 01869 242423 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 201111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310300  
e: creative@breckon.co.uk

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