

MARTYN COX
— & COMPANY —



Plum Tree House, 4a Curbridge Road, OX28 5JR

Witney

Welcome to Plum Tree House...

Set back from Curbridge Road and nestled at the end of a long private driveway is this unique home that is close to the town centre and amenities.

Double aspect and open plan living space with tiled floors and ample light. Sliding patio doors to rear terrace. Bright and well laid out open plan kitchen and breakfasting area. Range of base and wall units with built in electric hob and double oven. Space for dishwasher, fridge freezer. Currently used as an office, this ground floor double room includes fitted wardrobes and an en-suite shower room with corner shower, low level WC and wash hand basin, wall mounted chrome towel rail.

To the first floor, the property benefits from two double bedrooms with one en-suite shower room comprising corner shower, low level WC and wash hand basin. Family bathroom with panel bath and shower over.

Step outside into a cleverly designed space that surrounds this property. A paved patio provides the ideal spot for al fresco dining. In addition to the garden, the property also boasts a private driveway with ample parking space. Garden store. Bespoke office is nestled to the side of the property.

Council Tax band: E £2,782.41

Tenure: Freehold

EPC Energy Efficiency Rating: C

Three Bedrooms

Private & Tranquil

Ground Floor Shower Room

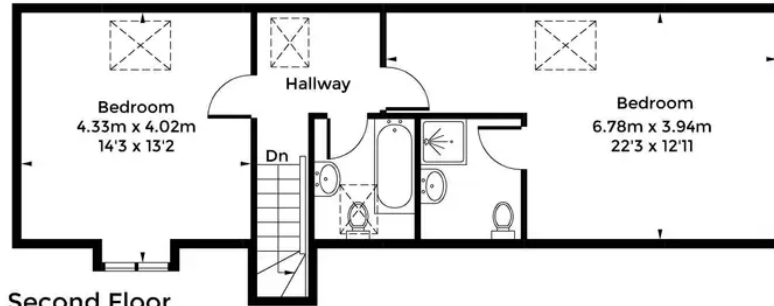
Open Plan Kitchen/Dining/Living Space

Driveway Parking

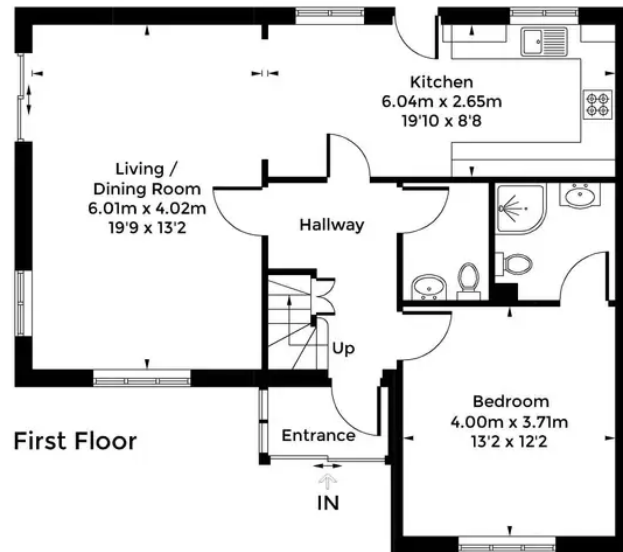




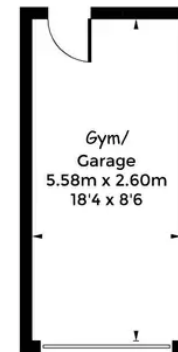
Approximate Gross Internal Area = 118 sq m / 1269 sq ft
Garage = 14.6 sq m / 157 sq ft
Total = 132.6 sq m / 1426 sq ft



Second Floor



First Floor



(Not Shown In Actual
Location / Orientation)



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only.