

MARTYN COX
— & COMPANY —



73 Woodstock Road, Witney – OX28 1ED

Welcome to 73 Woodstock Road...

Originally dating back to circa 1910, this restored modernised and large family home boasts wooden floors and an array of original features. Positioned in one of Witney's most sought after locations on the Woodstock Road, this property will appeal to someone that requires good sized accommodation and convenience.

A large & gloriously bright lounge with large sash bay window to front aspect & focal multi fuel burner. A vast & stunning kitchen/lounge, perfect for entertaining or just a space for large family get togethers. Lantern canopy windows to the ceiling allowing plenty of light in together with full length bi-fold doors to the rear garden. All the usual refinements you would expect to find in this superb space including a range of ample base & wall units, central breakfasting island & an array of built in appliances. Natural Limestone, Travertine Tumble tile flooring and exposed stone feature walls. Double aspect dining room with views to rear garden and bi-fold doors out to the terrace. Benefitting from a ground floor double bedroom, utility & fully quip bathroom.

To the first floor, three bedrooms (one ensuite) and a family bathroom. Dominating the 2nd floor is a double bedroom with sash window to front aspect. Just along the hallway is a 'snug' study area with built in storage and shower room.

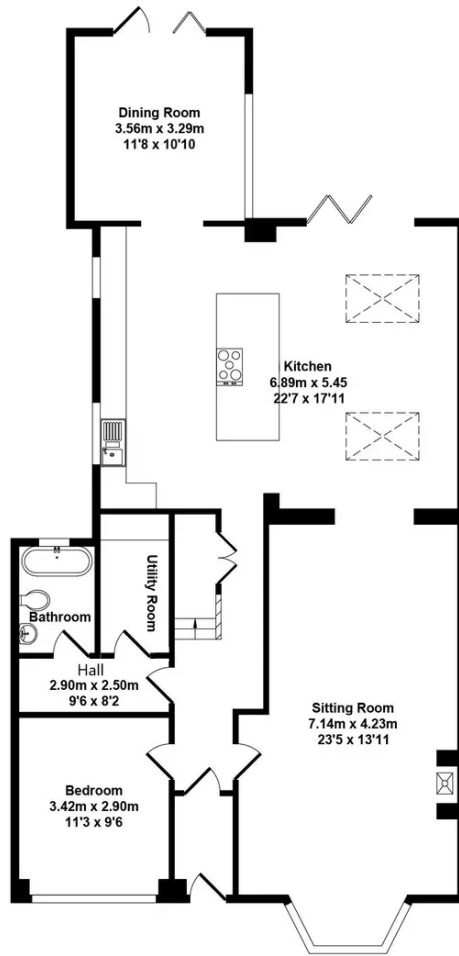
The rear garden benefits from having lawned areas, terrace for alfresco dining and a level of privacy for a hot tub with an air source heat pump. Finished with a plethora of shrubs, borders and gravel landscaping. The garden is equipped with a robotic lawnmower. This has been wired for this house and will remain. The back porch has a hand built pergola, perfect for training a climber.

Council Tax band: F £3288.31

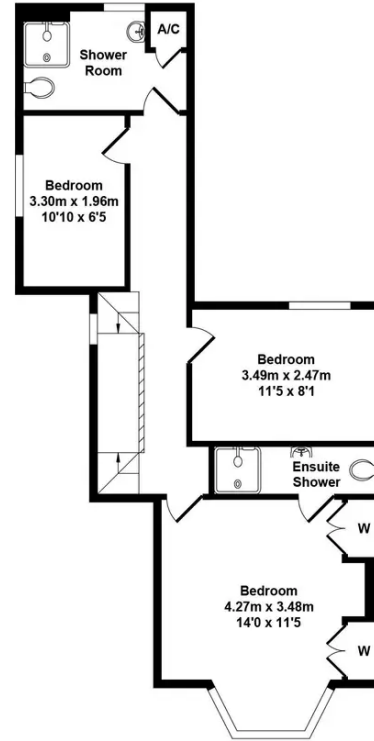
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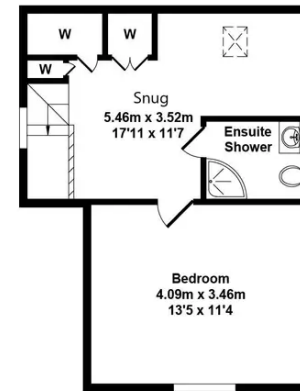




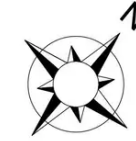
Ground Floor
Approx. Floor
Area 113.10 Sq.M.
(1217 Sq.Ft.)



First Floor
Approx. Floor
Area 53.80 Sq.M.
(579 Sq.Ft.)



Second Floor
Approx. Floor
Area 34.60 Sq.M.
(372 Sq.Ft.)



All items illustrated on this plan are included in the "Total Approx Floor Area 201.50 Sq.M. (2168 Sq.Ft.)

Martyn Cox & Company

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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