

MARTYN COX
— & COMPANY —



17 Oxford Hill, Witney – OX28 3JT

Welcome to 17 Oxford Hill, a home that brings together the best of market town living with metropolitan connectivity.

Admire the character and potential of this garden-fronted semi-detached house which was built in 1934. Set near to open parkland, the property offers excellent road access to the centre of Oxford and many towns and villages within the Cotswolds.

On the ground floor, you will find a generously proportioned living room and dining room along with a light filled conservatory next to a kitchen with ample space for latest appliances and modern cabinetry. Complementing these rooms are three first bedrooms and a large bathroom ready for a modern touch.

Beyond the accommodation, there is a private rear garden and a double garage - perfect for a car enthusiast or those requiring additional storage.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

Near parkland & good road access to Oxford

Generous living room and large conservatory

Dining room and kitchen

Three bedrooms and bathroom

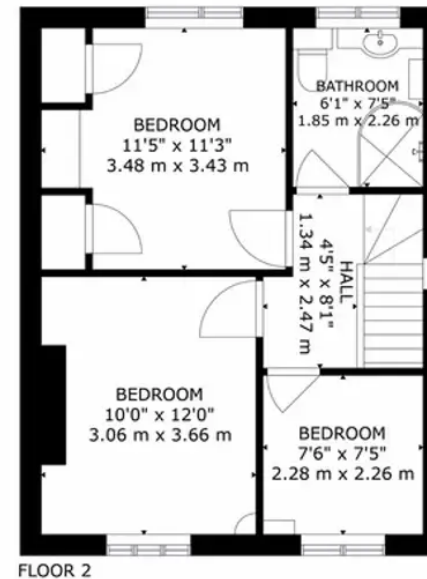
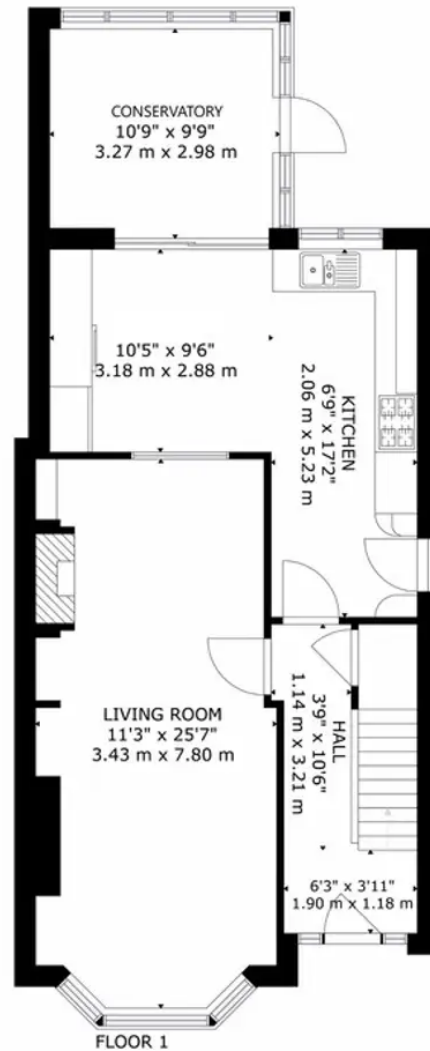
Private garden and detached double garage

Market town living close to the Cotswolds

Traditional 1930's semi with character







GROSS INTERNAL AREA
FLOOR 1: 699 sq.ft, 65 m, FLOOR 2: 421 sq.ft, 39 m
TOTAL: 1120 sq.ft, 104 m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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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.