



Sherbourne Road, Witney

Breckon & Breckon
est. 1947

75 Sherbourne Road

Witney OX28 5FQ

£450,000

Guide Price



Agent's Comment

"Superbly presented and offering superb living space this family home enjoys a sunny garden with good privacy plus four car driveway."

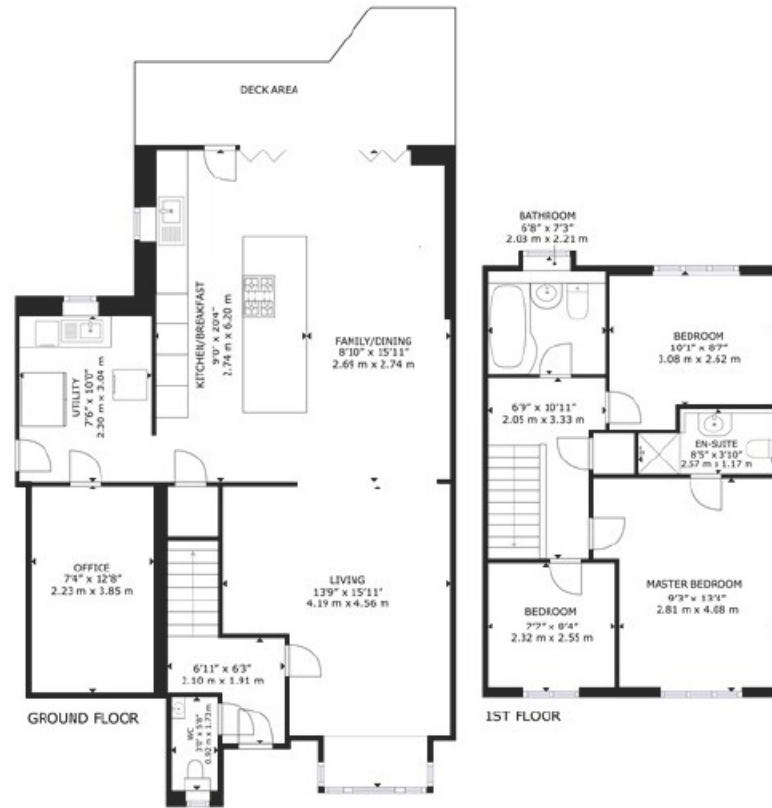
The popular Deer Park development boasts a range of local shops, primary school and open green areas, and this fine, family home is offered for sale in excellent order throughout. The spacious accommodation has been uniquely extended in the last 3 years and includes a contemporary fitted kitchen with integrated appliances and large island housing the induction hob (underfloor extraction to the outside) with space for breakfast dining. This fabulous area includes space for dining table and chairs and family sofa seating with an abundance of natural light flowing through the bi-fold doors and three large Velux windows - a wonderful social/entertaining space. This flows in turn to the light and airy sitting area with a large window to the front. The cloakroom, utility area, study/games room (formerly the garage) complete the ground floor picture. To the first floor the master bedroom has an ensuite with two further bedrooms well served by the family bathroom.

Externally, the garden enjoys sun from morning until mid-afternoon and the high specification composite decked area provides a superb space for alfresco dining.





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



GROSS INTERNAL AREA
 1ST FLOOR: 834 sq. ft, 75 m², 2ND FLOOR: 426 sq. ft, 39 m²
 REDUCED HEADROOM BELOW
 1.15 M, 23 sq. ft TOTAL: 1,240 sq. ft, 115 m²
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Witney

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Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
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Abingdon

Tel: 01235 550 550 (sales)
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Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band D
 £2,391.22

Local Authority:

West Oxfordshire
 District Council

