



Woodstock Road, Witney

62 Woodstock Road

Witney OX28 1DU

£500,000

Guide Price



Agent's Comment

"A truly superb opportunity to enjoy period living at its best in one of Witney's most prestigious areas. Both primary and secondary schools, the bustling town centre and good road links are all within easy reach."

Located along one of Witney's most desirable residential areas this extended and beautifully presented characterful home offers fabulous living space across three floors enhanced by the generous, south-facing garden. This wonderful property is within walking distance of the very attractive Woodgreen area and the array of amenities in the town centre. Charm and character run throughout this fabulous cottage including beams, exposed stonework, herringbone parquet flooring and open fireplaces. The cottage kitchen offers a stylish range of units, integrated appliances and the Butler sink under the window enjoys a view across the delightful garden. The separate dining room offers plenty of space for family meals in front of the attractive brick fireplace with stove. The open fireplace in the sitting room with alcove either side creates a cosy atmosphere in which to relax. Four good size bedrooms and contemporary bathroom sit across two floors.

A wonderful south facing rear garden extends to just over 80ft with a long lawn, patio area for dining alfresco and the whole affords The separate garage and parking accessed from The Crescent are further attributes.





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 mis-statement. 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.

Approximate Gross Internal Area = 109.1 sq m / 1174 sq ft
 Garage = 22.6 sq m / 243 sq ft
 Total = 131.7 sq m / 1417 sq ft



Breckon & Breckon

est. 1947

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)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

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

