

119A BURFORD ROAD
WITNEY
OX28 6ED

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119a Burford Road

Witney OX28 6ED

Nicely positioned on the western edge of Witney this attractive family home is within walking distance of all the amenities the town has to offer and opposite the Windrush Valley with its riverside walks. Entered via a large hall the generous, beautifully presented accommodation includes a contemporary open plan fitted kitchen/dining/family room filled with natural light from bi-fold doors to the garden, a great social/entertaining space. There is a generous sitting room with modern fireplace, a superb space for the family to relax. The wet room, and utility off the kitchen complete the ground floor picture. To the first floor there are four double bedrooms, three modern bathrooms and study/fifth bedroom.

Further attributes include underfloor heating, alarm system, light sensors, Oak doors, built-in wardrobes, and the whole is tastefully decorated and in excellent order throughout.

Well-tended, south-facing gardens to the rear afford a good degree of privacy from the mature trees and fence. This delightful outside space is set with family alfresco dining/entertaining in mind on the terrace.

Guide Price: £750,000

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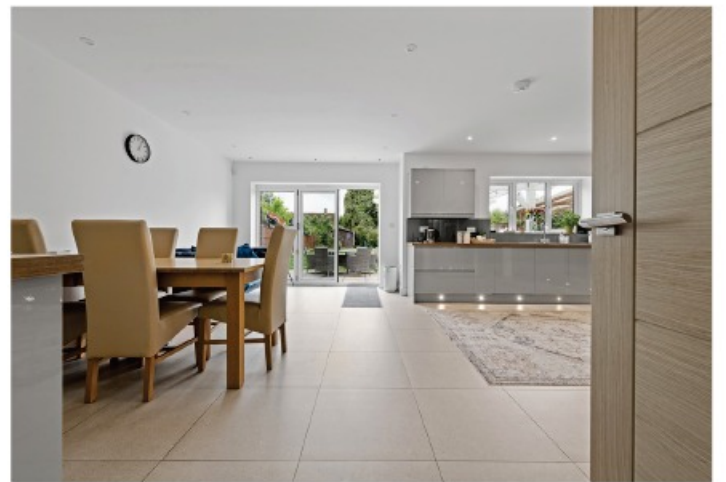
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South Facing







Council Tax:
Band G - £3,985.37

Parking
Driveway for 2
vehicles

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		86	93
Not energy efficient - higher running costs			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(102+)	A		
(91-101)	B		
(82-90)	C		
(70-81)	D		
(59-69)	E		
(41-58)	F		
(1-40)	G		
		86	93
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			

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“Agent's comment”

Properties along this popular road are seldom seen on the open market and this wonderful family home is within easy reach of schools, shops and eateries.

Offering approx. 1761 sq ft of superb living space across two floors which is perfectly balanced with the generous south facing garden that affords great privacy.

Call to book an appointment to avoid disappointment as this lovely home is not expected to be available for long.



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Approximate Gross Internal Area = 163.1 sq m / 1761 sq ft





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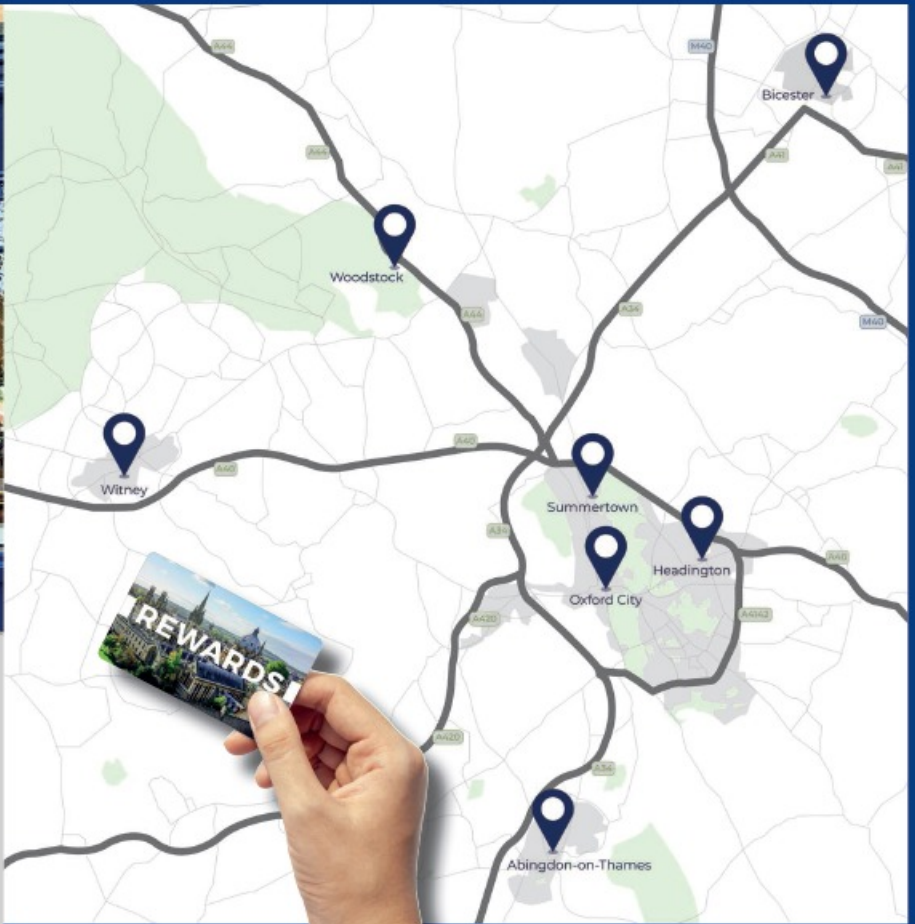
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FROM LEFT: Alexander Chappell, Julia Briggs, Sarah Thomas, Madison Peedell, John Bouwer



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