



Drake Lane, Witney

8 Drake Lane

Witney OX28 1BN

£360,000

Guide Price



Located on the ever popular Madley Park which fits the bill for family living with its local shops, nearby primary and secondary education plus good bus links this superb family home offers spacious accommodation across two floors. Enjoying a prime spot on the edge of the development with a green and wooded area to the front, this delightful property is beautifully presented throughout. The superb, extended ground floor includes a good size, dual aspect sitting room and the contemporary fitted kitchen/dining room offers a fabulous range of units, integrated appliances and the superb bi-fold doors to the garden create a great family entertaining space. The cloakroom completes the ground floor. To the first floor there are three bedrooms and modern bathroom. A good loft space and height lends itself to possible extension subject to the usual consents.

The rear garden has been set with low maintenance in mind and is fully enclosed, paved and an ideal spot to enjoy alfresco dining. The garage to the rear has a door to the garden and additional parking is a further attribute.

Agent's Comment

"Superb location close to schools, bus link to Oxford and the A40 this fantastic home is one not to miss"



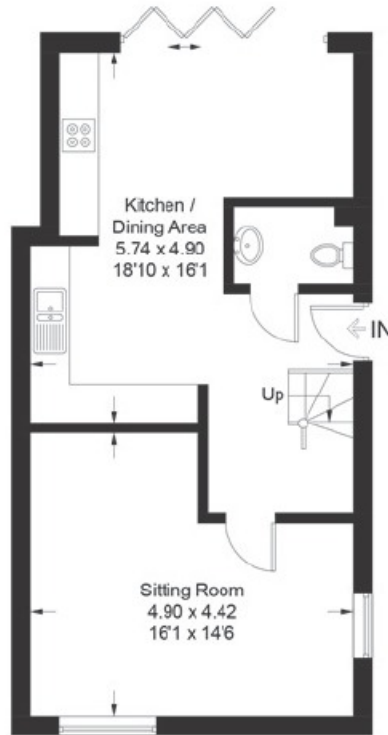
Fully Enclosed



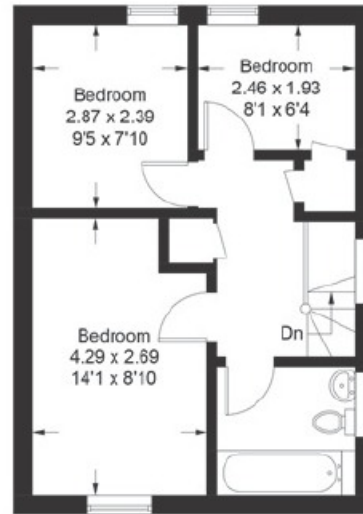
IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected 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.

8 Drake Lane

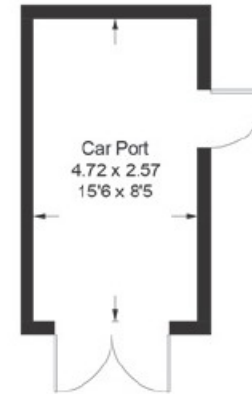
Approximate Gross Internal Area = 87.3 sq m / 940 sq ft
(Excluding Car Port)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1106285)

Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



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 C - £2,125.53

Local Authority:

West Oxfordshire District Council

