



Crawley Road, Witney

1 Crawley Road

Witney OX28 1HX

£600,000

Guide Price



Agent's Comment

"Superb spot within walking distance of the town centre, schools and countryside walks"

In the same family ownership for over two generations this characterful home has been well-maintained over the years but offers a superb opportunity for the stamp of the new owner. Presented in excellent order the property offers generous living accommodation across two floors which includes a light and airy sitting room with beams and stone wall, a separate dining room with beams and parquet flooring is ideal for family entertaining around the wood burning stove set in the stone fireplace, utility, and cloakroom. The modern fitted kitchen has an island providing extra storage and a great space for breakfast dining. The sunny conservatory is the perfect end to the ground floor tour. On the first floor the principal bedroom has a range of fitted wardrobes and steps rise to an ensuite shower room. Three further bedrooms, one with study off are well served by the house bathroom.

Set with low-maintenance in mind the mature garden offers a host of shrubs and plants and the paved area is great for alfresco dining. Ample off-street parking plus double garage are further attributes. Enjoying a prime edge of town location with pleasant meadow footpath to town,





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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 E
£2,922.6

Local Authority:
West Oxfordshire
District Council

Energy Efficiency Rating		Band	Points
Very energy efficient - Green	A		
Energy efficient - Yellow	B		
Decent - Blue	C		
Needs work - Orange	D		
Needs work - Red	E		45
Needs work - Dark Red	F		
Very poor - Black	G		

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England, Scotland & Wales