



Manor Road, Witney

# 309 Manor Road

Witney OX28 3UQ

## £385,000

Guide Price



### Agent's Comment

*"Cogges is a popular spot on the eastern edge of Witney ideally located for the main bus link to Oxford and the A40"*

Manor Road is within a short walk of local shops, doctors surgery, the primary school and a pleasant walk across Langel Common will take you to the town centre. Presented in excellent order throughout the spacious accommodation offers a kitchen with good range of modern grey units and integrated oven and hob. The sitting/dining room is filled with natural light through doors to the garden, a room with space for both dining and relaxing. The cloakroom completes the ground floor. To the first floor there are three good size bedrooms and modern bathroom.

Mature plants, shrubs and trees provide good screening around the lawn and the paved area would be ideal for some alfresco dining. An area of low-maintenance front garden alongside the driveway and garage are further attributes.

Witney is a delightful market town with an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. The A40 provides a road link and a main line station with a fast London service in nearby Long Hanborough.





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.

### 309 Manor Road

Approximate Gross Internal Area = 99.3 sq m / 1069 sq ft  
(Including Garage)



Illustration for identification purpose only, measurements approximate, and not to scale.

**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)  
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**Headington**

Tel: 01865 750200 (sales)  
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Tel: 01993 811881 (sales)  
Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
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**Council Tax Band:**  
Band D - £2,391.22

**Local Authority:**  
West Oxfordshire  
District Council

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