



Wessex Court, Crawley



# 12 Wessex Court, Crawley Road

Witney OX28 1HB

## £435,000

Guide Price



### Agent's Comment

*"A superb opportunity to enjoy family life close to schools, shops and countryside walks"*

Enjoying super views over the river meadow and within ten minutes walking distance of all the amenities in town, this modern family home is set across three floors with a private southerly facing garden, two parking spaces including a carport. Presented in excellent order the modern kitchen offers a good range of units with integrated appliances and is open to the dining/sitting area, a super space for relaxing with a view out to the garden allowing natural light to fill this wonderful space. A cloakroom and hallway complete the ground floor.

The first floor offers two double bedrooms, study/single bedroom currently used as a dressing room, and all well served by the modern ensuite and bathroom. The principle bedroom with ensuite is on the second floor.

Externally, the sunny garden is fully enclosed with patio to enjoy alfresco dining. The carport with additional parking space completes the picture. An appointment to view is highly recommended to fully appreciate the living space and great location. The Koi carp pond and hot tub would be available subject to negotiation but could be removed if not required.

 3/4  1/2  3

 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 misstatement. 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.

**Breckon & Breckon**

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## 12 Wessex Court

Approximate Gross Internal Area = 122.9 sq m / 1323 sq ft

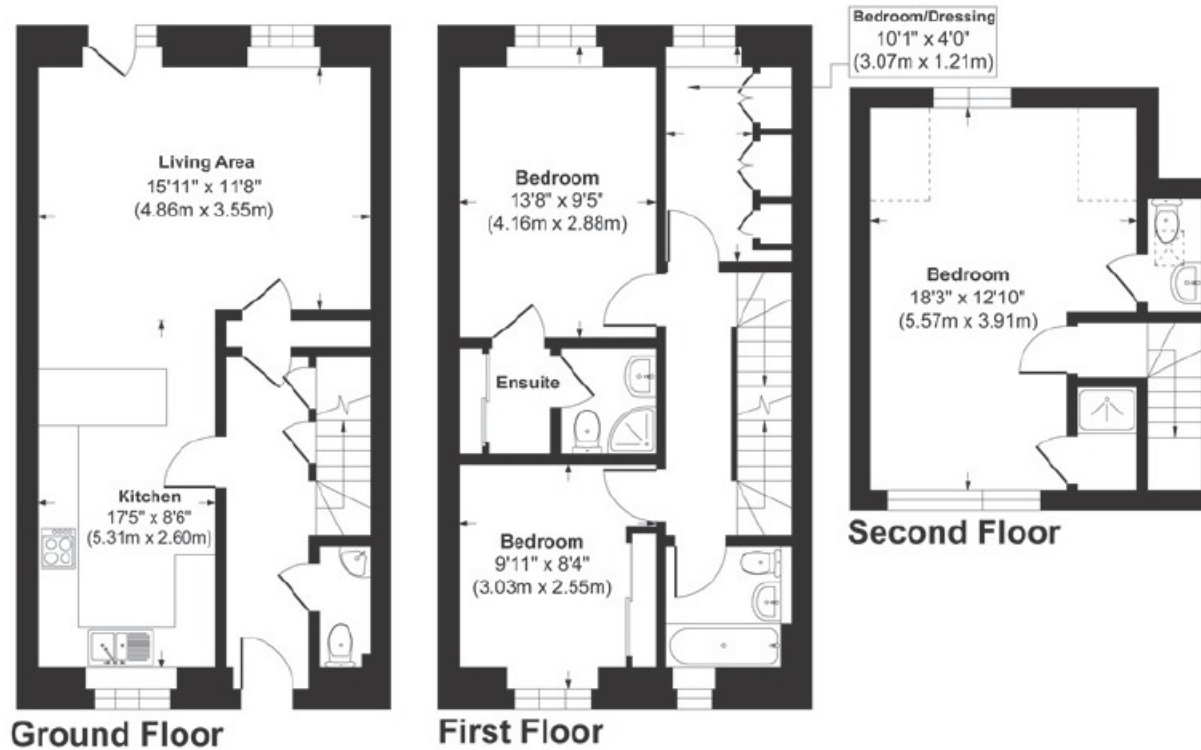


Illustration for identification purpose only, measurements approximate, and not to scale.



### Oxford city centre

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Tel: 01865 201111 (letting)

### Summertown

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### Woodstock

Tel: 01993 811881 (sales)  
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### Witney

Tel: 01993 776775 (sales)  
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### Council Tax Band:

Band D - £2391.22

### Local Authority:

West Oxfordshire District Council

