



Springfield Park, Witney

Breckon & Breckon
est. 1947

13 Springfield Park

Witney OX28 6EF

£475,000

Guide Price



Set just off the Burford Road, Springfield Park is an established area within walking distance of schools and the bustling town centre. This superb family home has been in the same ownership for many years offers approx. 1,218 sq ft of spacious family living across two floors. The kitchen is set with an excellent range of white units with integrated oven and space for white goods. A light and airy sitting room is centred around the stove, a wonderful place to relax on a chilly evening. Opening through to the dining room with ample space for family meals and this flows through to the conservatory, a lovely spot to enjoy the view across the garden. The shower room and separate WC complete the ground floor picture. To the first floor the principle bedroom has an ensuite with two further double rooms.

Delightful gardens afford a high degree of privacy and offer a patio area, generous area of lawn, mature shrubs and central path. There is a wooden shed to the rear boundary. A wonderful home being sold with no onward chain and an appointment to view is highly recommended.

Agent's Comment

"Springfield Park is within easy reach of shops, schools, mainline Oxford bus links and the A40 to Oxford/Cheltenham"





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.



FLOOR 1

SPRINGFIELD PARK FLOORPLAN



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 65.2 m² (745 sq.ft. / 69.2 sq.m) FLOOR 2 45.5 m² (490 sq.ft. / 45.5 sq.m)
 TOTAL : 114.7 m² (1,235 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



Oxford city centre

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Tel: 01865 310300 (sales)
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Council Tax Band:

Band D - £2,391.22

Local Authority:

West Oxfordshire District Council

