



**LEECHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**Oxlease**

**Witney**

**Price £325,000**

Telephone 01993 703272 Email [kr@lee-chadwick.co.uk](mailto:kr@lee-chadwick.co.uk)

[www.lee-chadwick.co.uk](http://www.lee-chadwick.co.uk)

**Local Authority: West Oxfordshire District Council**

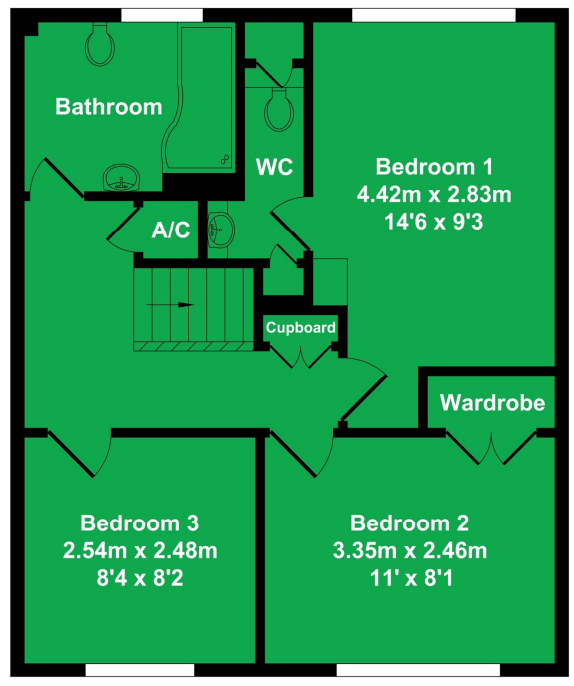
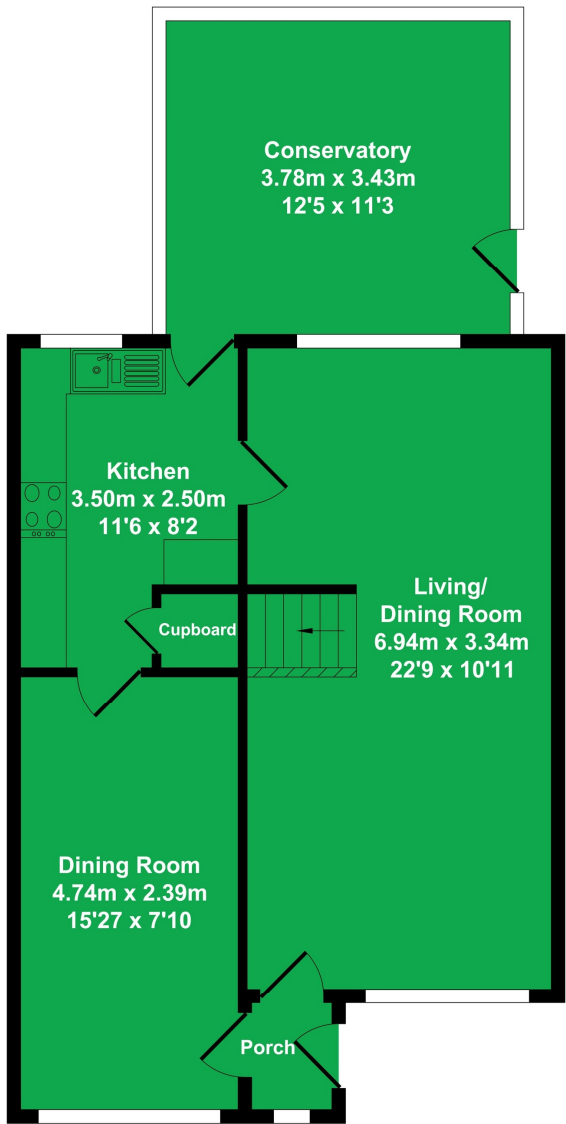
## **Council Tax Band: C for 2019**

### **Tenure: Freehold**

A spacious 3 bedroom semi-detached property on this sought after development. It has been sympathetically extended and benefits from a substantial conservatory, gas fired central heating and double glazing throughout. The property is in excellent condition.

The property comprises:

- Entrance Hall
- Large Sitting room with Fireplace
- Separate Dining Room
- Fitted Kitchen with Integrated Appliances
- Conservatory
- Master Bedroom with Ensuite Cloakroom
- Two Further Bedrooms
- Bathroom
- Double Glazing throughout
- Gas Central Heating
- Driveway with Off Road Parking
- Pretty Secluded Garden with mature shrubs and trees
- Cul de sac location



Ground Floor  
 Approx. Floor  
 Area 58.97 Sq.M.  
 (635 Sq.Ft.)

First Floor  
 Approx. Floor  
 Area 40.96 Sq.M.  
 (441 Sq.Ft.)

Total Approx. Floor Area 99.93 Sq.M. (1076 Sq.Ft.)









The property is located at the end of a cul de sac with easy access to Witney Town Centre and within walking distance of local shops and amenities. The property and garden have been well maintained and offering excellent family accommodation

Witney has much to offer with a range of shops, leisure facilities and good schools. Witney has excellent transport links to Oxford, Cheltenham and beyond.

---

Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects.

---