



LEECHADWICK

SOLICITORS LLP  
& ESTATE AGENTS



**Burford Road**

**Witney**

**£600,000**

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: E for 2021**

#### **Tenure: Freehold**

A spacious detached 3 bedroom period property sitting in an exceptionally spacious plot on the popular Burford Road with detached garage just a short distance from Witney Town Centre. The house has been well maintained with front and rear gardens offering excellent family accommodation with potential to extend.

The property comprises:

- Sitting Room with Fireplace
- Dining Room with Fireplace
- Fitted Kitchen/Breakfast Room
- Utility Room
- Three good size Bedrooms
- Family Bathroom and separate Cloakroom
- Detached Garage
- Outside Store
- Gas Central Heating
- Large Drive with parking for several cars
- Garden
- Close to Witney Town Centre
- Potential to Extend subject to consents
- No Onward Chain



Garage  
Approx. Floor  
Area 12.90 Sq.M.  
(139 Sq.Ft.)

Ground Floor  
Approx. Floor  
Area 59.40 Sq.M.  
(639 Sq.Ft.)

First Floor  
Approx. Floor  
Area 56.10 Sq.M.  
(604 Sq.Ft.)

Total Approx. Floor Area 1382 Sq.Ft. (128.40 Sq.M.)











The town centre of the bustling market town of Witney is just a short walk from the property benefitting from a range of shops, restaurants, cinema and good primary and secondary schools with excellent transport links to Oxford and beyond. The property offers good family accommodation in a great location with potential. The property has been well maintained and is presented in exceptionally good order.

It should be noted that the property is currently tenanted and so legal completion is unlikely to be able to take place until the beginning of November.

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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.

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