



**Woodstock Road**

**Witney**

**Offers over £800,000**

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## **Local Authority: West Oxfordshire District Council**

### **Council Tax Band: E for 2022**

### **Tenure: Freehold**

A Beautifully Presented Period 4 bedroom House full of Character and Original Features on the Popular Woodstock Road just a short distance from Witney Town Centre. Set over 3 floors with Flexible Accommodation, Driveway Parking, Pretty Well Stocked Gardens, Outbuildings and Home Office/Summer House.

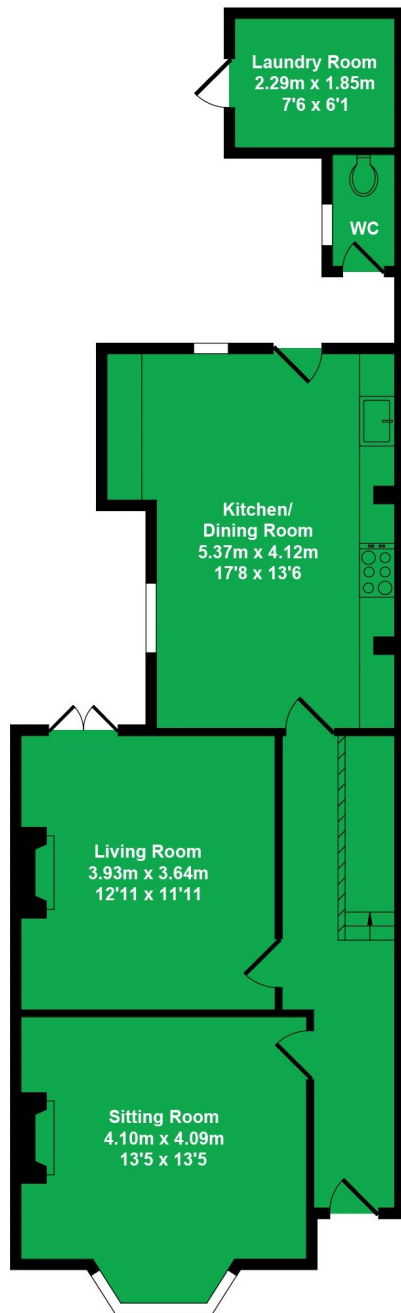
The property comprises:

- Sitting Room with Fireplace and Bay Window
- Dining/Second Sitting Room with Fireplace and French Windows
- Entrance Hall with original tiled floor
- Fitted Kitchen/Breakfast Room overlooking the garden with Range Cooker
- Original Outbuildings
- Four Good Size Bedrooms
- Bathrooms on first and second floors
- Ground floor Outside Laundry Room and Cloakroom
- Summer House/Home Office
- Gas Central Heating
- Driveway Parking
- Well Stocked Front and Rear Gardens
- A few minutes' walk to Witney Town Centre
- Potential to extend subject to consents

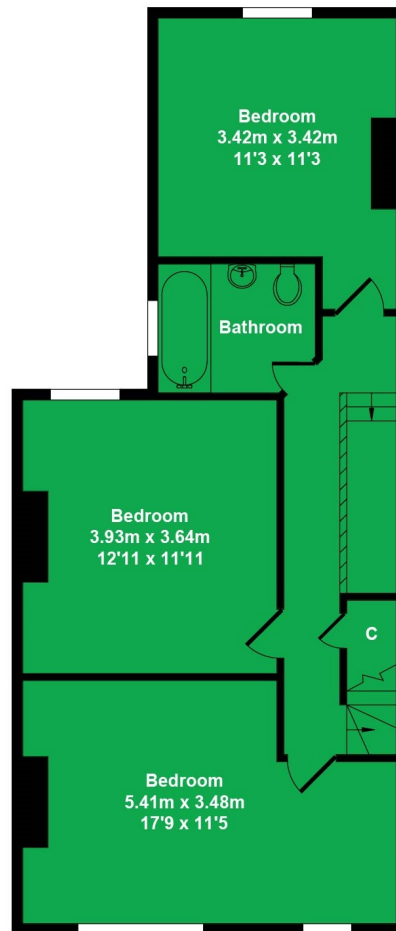
- Excellent Family Property
- NO ONWARD CHAIN

An immaculately presented family home that has been in the same ownership for many years retaining many period features and sympathetically restored and improved.

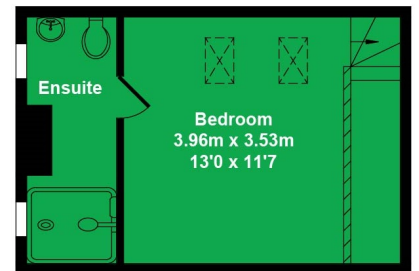




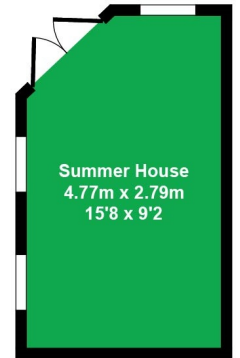
Ground Floor  
Approx. Floor  
Area 66.10 Sq.M.  
(711 Sq.Ft.)



First Floor  
Approx. Floor  
Area 58.80 Sq.M.  
(633 Sq.Ft.)



Second Floor  
Approx. Floor  
Area 18.90 Sq.M.  
(203 Sq.Ft.)



Summer House  
Approx. Floor  
Area 12.60 Sq.M.  
(136 Sq.Ft.)



Total Approx. Floor Area 1683 Sq.Ft. (156.40 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 with lots of character and original features in a great location with potential to extend subject to consents. The top floor offers flexible accommodation as a master or guest suite. The property has been well maintained and is presented in exceptionally good order.

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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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**Our ref:** KR/REY007