



LEECHADWICK

SOLICITORS LLP
& ESTATE AGENTS



Stenter Rise Witney

Price £136,500

**THIS PROPERTY IS BEING SOLD UNDER THE “DISCOUNTED BUYERS
MARKET SCHEME” WITH WEST OXFORDSHIRE DISTRICT COUNCIL**

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Local Authority: West Oxfordshire District Council

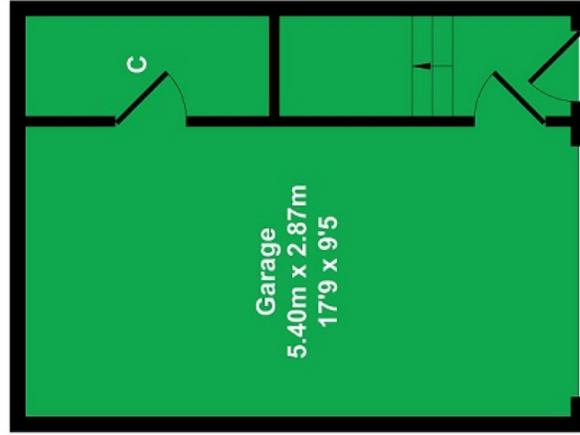
Council Tax Band: B for 2024/2025 - Tenure: Freehold

One Bedroom Coach House presented in Excellent Order with Sitting Room, Kitchen, Bathroom and Integral Garage in the popular market town of Witney.

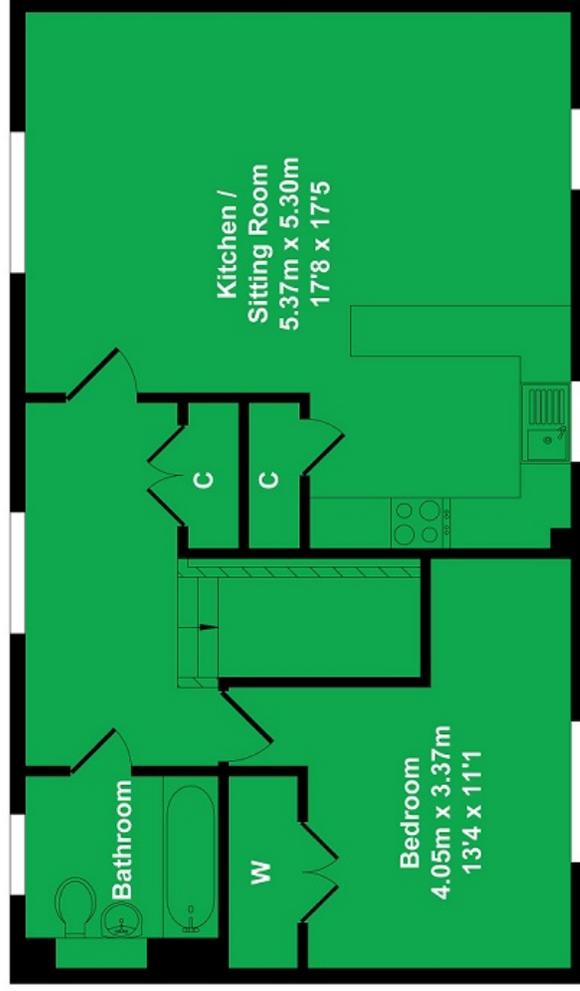
The property comprises:

- Fitted Kitchen with storage
- Sitting Room
- One Double Bedroom with loft access and built-in wardrobe
- Off-Street Parking with Integral Garage

Total Approx. Floor Area 775 Sq.Ft. (72.0 Sq.M.)



Ground Floor
Approx. Floor
Area 21.30 Sq.M.
(229 Sq.Ft.)



First Floor
Approx. Floor
Area 50.70 Sq.M.
(546Sq.Ft.)











As this property is being sold under the “discounted marketing scheme” any buyer will have to be approved by the Council following any offer.

You will need to have a local connection to West Oxfordshire by current residency, immediate family (mother, father, brother/sister or adult children) currently residing in West Oxfordshire or currently employed in West Oxfordshire and you will also be required to provide evidence that you cannot afford to purchase on the open market.

Witney is a popular market town in the Cotswolds. Stenter Rise is in walking distance from the town centre with easy access to local shopping, restaurants and public houses and bus routes to Oxford and London. A great location with a rural feel surrounded by the Cotswold countryside.

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

Our ref: KR/EAL007