



Highcroft,
Oxford Hill, Witney, Oxfordshire OX29 6UT

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Situated on the edge of the town overlooking lovely countryside to the rear is this individual detached house which occupies a large plot and offers plenty of scope for extensions (subject to planning permission). The house has been refurbished in recent times and the accommodation features a double-aspect living room with a wood burner, a spacious kitchen/breakfast room and 3 double bedrooms. There is also a useful ground floor cloakroom. There is ample driveway parking (which could be enlarged) and a double garage. The gardens are attractive and well established. Gas central heating is installed and double glazing is fitted. Council Band E. EPC Rating: 42/E. NB. We understand that some underpinning works were carried out on the house around 1991 (further details available on request). There is private drainage to this property.

There is an outdoor Swimming Pool which is in poor condition and would require significant upgrades before it could be used again for swimming.

Directions

Leave Witney via Newland and Oxford Hill. Continue over the top traffic lights and continue on past the cemetery on the right. Highcroft is the last house on the left hand side (before you reel off to the A40), marked by a Thomas Merrifield For Sale Board.

Distances

Witney, Market Square c. 1.6 miles / Oxford c. 11.9 miles / Hanborough train station c. 5.7 miles / Woodstock c. 8.7 miles

30G24





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room - with wood burner

Kitchen/Breakfast Room

FIRST FLOOR

Landing

3 Double Bedrooms

Shower Room

Double Glazing

Gas Central Heating

OUTSIDE

Double Garage

Ample Driveway Parking

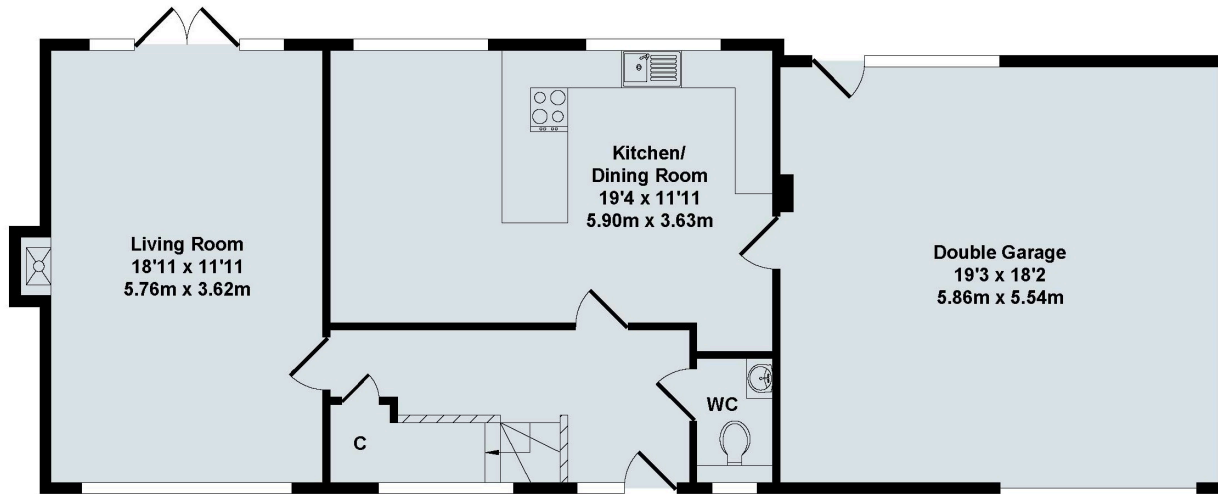
Large & Attractive Gardens

Countryside Views To The Rear

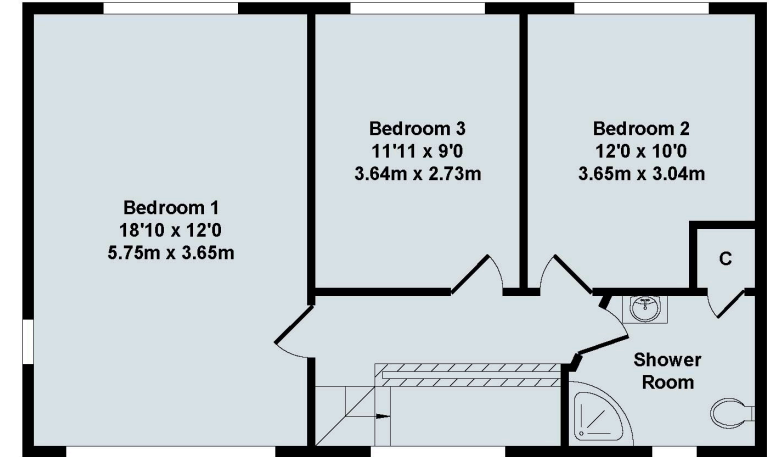
Pleasantly Situated On The Edge Of The Town



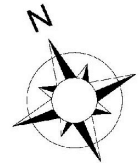
**Offers In Excess Of £700,000 Freehold
Council Band E / EPC Rating: 42/E**



Ground Floor



First Floor



Highcroft, Oxford Hill, Witney, OX29 6UT
 Total Approx. Floor Area 1552 Sq.Ft. (144.20 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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