

14 Larkspur Grove, Witney OX28 1AL

Distances: Witney Market Square c. 2 miles / Oxford c. 11.9 miles / Hanborough Rail Station c. 5 miles

A Freehold Coach House apartment, tastefully improved and presented in superb order. The light and airy accommodation comprises of a hall (own external entrance), a landing, an open plan living/dining/study/kitchen, a double bedroom, and a recently re-fitted bathroom. There is the significant advantage of a garage below plus further parking. The property occupies a good position on this popular residential development of Madley Park.

**THOMAS
MERRIFIELD**

SALES LETTINGS

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t. 01993 772000

Guide Price £235,000

www.thomasmerrifield.co.uk

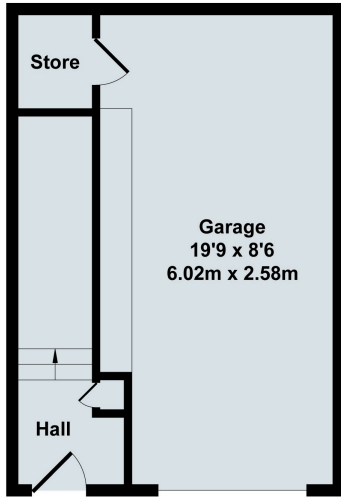


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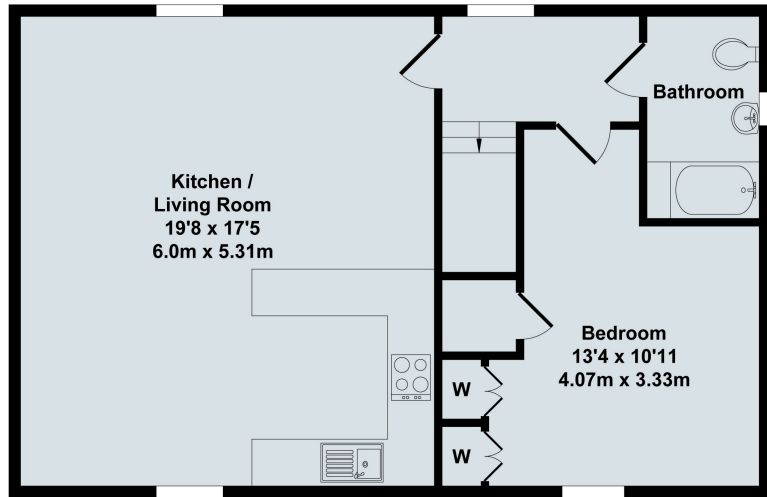
- Own External Entrance
- Hall & Stairs To First Floor Level
- Open Plan Living/Dining/Kitchen
- Double Bedroom
- Refitted Bathroom
- Gas CH (New Boiler c. 2020)
- Double Glazing
- Garage & Parking
- Tastefully Improved & Presented
- Popular Madley Park Location

Directions

Leave Witney town centre via Newland and Oxford Hill. At the top traffic lights turn left into Jubilee Way and continue along, taking the second left turn into Harvest Way. Turn right into Cherry Tree Way and then right again into Larkspur Grove (see road sign for appropriate numbers). The rear of number 14 is found on the right hand side. Continue around to the front entrance. 23B24



Ground Floor



First Floor



14 Larkspur Grove

Total Approx. Floor Area 876 Sq.Ft. (81.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band: B
EPC Rating: 76/C

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

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