



20 Cherry Tree Way  
Witney, Oxfordshire OX28 1AJ



## 20 Cherry Tree Way, Witney, Oxfordshire OX28 1AJ

CASH BUYERS ONLY. An extended 3-storey detached house, favourably situated on the edge of the popular Madley Park development and with partially completed high-quality/high-tech improvements. Good size entrance hall, cloakroom, living room, study, large kitchen/family room (with bi-fold doors to garden), utility room, 4 double bedrooms, 3 ensuite shower rooms, ensuite bathroom and dressing room to master bedroom, double garage (currently used as a home office plus storage), ample driveway parking for at least 4 Vehicles. The property is offered 'For Sale' with NO ONWARD CHAIN. NB Owing to the fact that the improvements are incomplete (with no kitchen fitted) this property is currently not mortgageable.

### Directions

Leave Witney town centre via Newland and continue up Oxford Hill. At the traffic lights turn left onto Jubilee Way. Take the third turning on the left into Madley Way and then first left into Cherry Tree Way. Number 20 is found on the left hand side, at the end of the third cul-de-sac (a Thomas Merrifield For Sale Board is found at the entrance of the cul-de-sac).

### Distances

Witney, Market Square c. 2.2 miles / Oxford c. 11.3 miles / Long Hanborough Train Station c. 4.9 miles / Woodstock c. 7.8 miles

Draft details - may be subject to alterations. 24/24







#### GROUND FLOOR

Good Size Entrance Hall  
Cloakroom  
Living Room  
Large Kitchen/Family Room (with bi-fold doors)  
Utility Room  
Study

#### FIRST FLOOR

Landing  
Bedroom 1 (with ensuite bathroom & dressing room)  
Bedroom 2 (with ensuite shower room)

#### SECOND FLOOR

Landing  
2 Further Bedrooms (both with ensuite shower rooms)

#### OUTSIDE

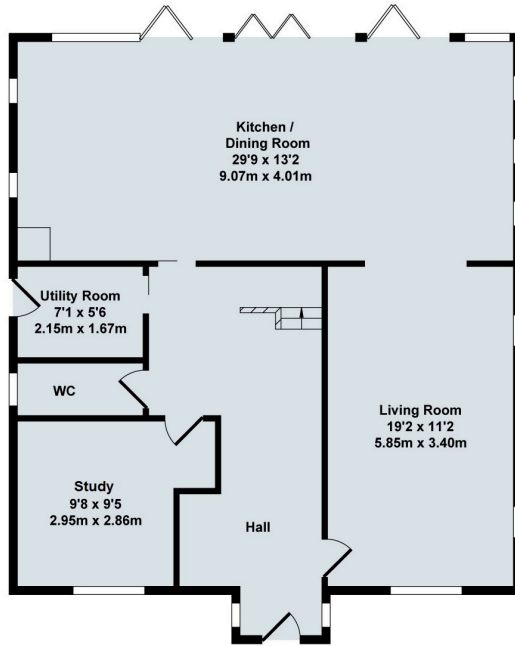
Double Garage (currently used as a home office with storage)  
Ample Driveway Parking (for at least 4 vehicles)  
Rear Garden

NO ONWARD CHAIN

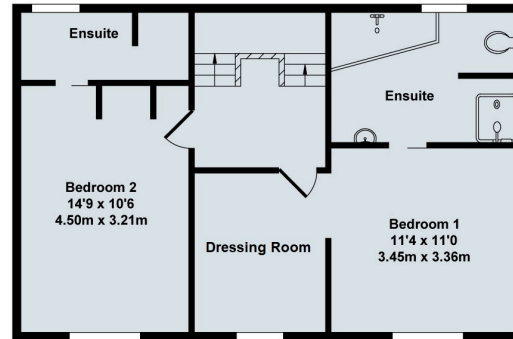
**Offers In Excess Of £595,000 Freehold  
WODC Tax Band: F / EPC Rating 57/D**



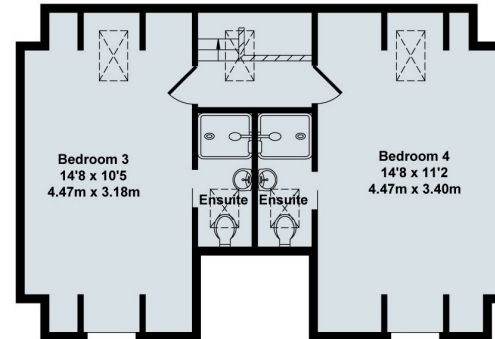




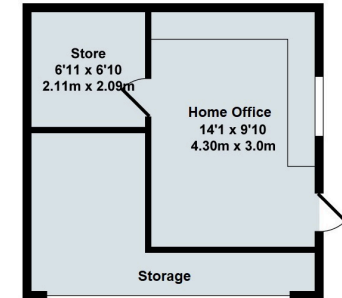
Ground Floor



First Floor



Second Floor



Converted Double Garage

## 20 Cherry Tree Way

Total Approx. Floor Area 2341 Sq.Ft. (217.50 Sq.M.)

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

### Contact:

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