



51 Curbridge Road  
Witney, Oxfordshire OX28 5JX



## 51 Curbridge Road, Witney, Oxfordshire OX28 5JX

Situated in one of Witney's most highly regarded roads, a mature, non-estate detached house which boasts 4 double bedrooms, 2 of which have ensuite shower rooms. There is a large and beautifully established rear garden and a garage plus ample driveway parking, on the spacious frontage. The accommodation benefits from both gas central heating and double glazing and also features a useful utility/cloakroom, 2 separate reception rooms and a kitchen/breakfast room. A family bathroom serves the 2 remaining bedrooms which don't have ensuites. The property is well placed for local schools and the extensive town centre amenities.

Additional information to note:

- Ofcom Checker indicates that Ultrafast broadband is available at the property.
- According to Ofcom O2 mobile coverage is likely.

All mains services are available.

### Directions

From our office in Market Square proceed along Corn Street to the roundabout, taking the second exit onto Curbridge Road. Follow this along and number 51 is found on the left hand side, marked by a Thomas Merrifield For Sale Board.

Distances - Witney, Market Square c. 0.9 miles / Oxford c. 13 miles / Hanborough Train Station c. 7.2 miles / Burford c. 7.1 miles

Draft details - may be subject to alterations. 28D25







#### GROUND FLOOR

Entrance Hall

Sitting Room

Family Room

Kitchen/Dining Room

Utility / Cloakroom

Integral Garage

Double Glazing

Gas Central Heating

#### OUTSIDE

Large Frontage - providing ample driveway parking

Large & Beautifully Established Garden

#### FIRST FLOOR

Landing

4 Double Bedrooms

2 Ensuite Shower Rooms

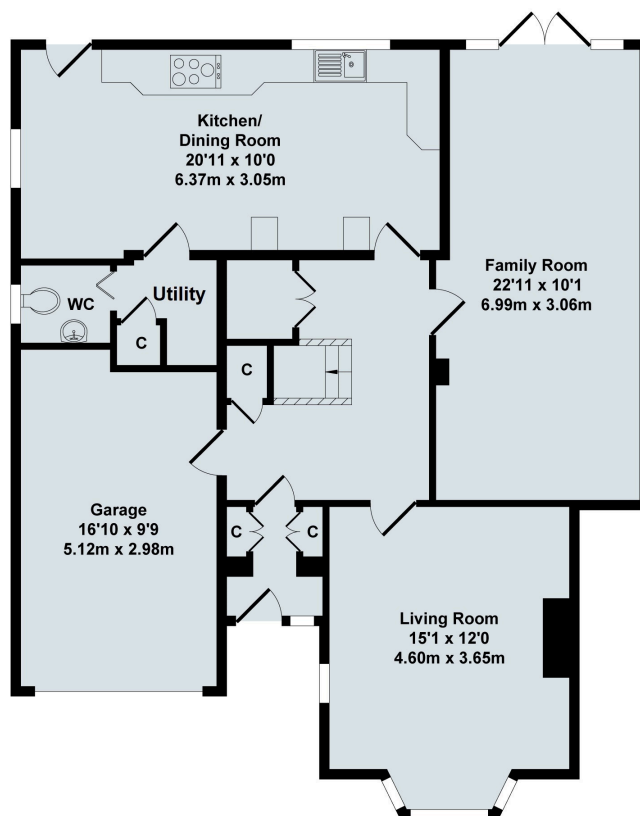
Family Bathroom

Non-Estate Position

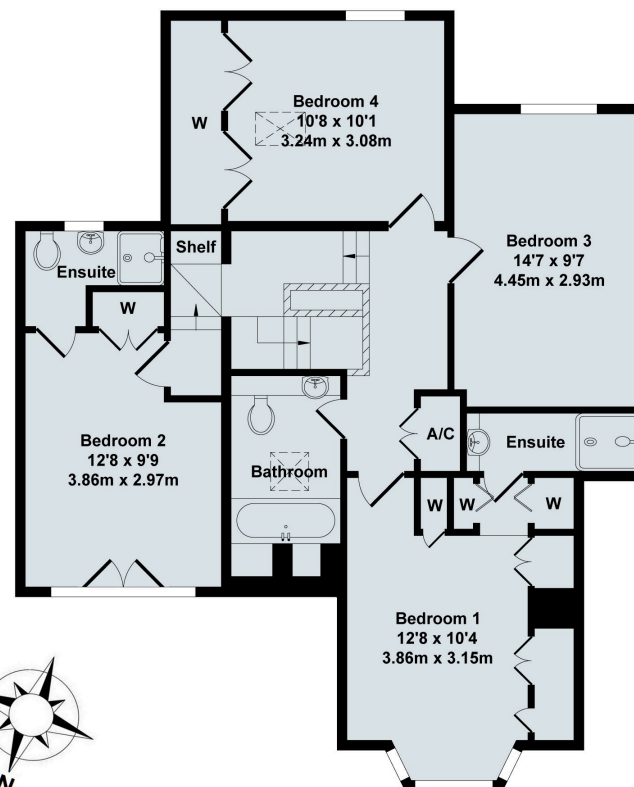
**Price £695,000 Freehold**  
**WODC Tax Band E / EPC Rating: 62/D.**







Ground Floor



First Floor



## 51 Curbridge Road, Witney

Total Approx. Floor Area 1812 Sq.Ft. (168.30 Sq.M.)

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

### Contact:

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