



22 Rissington Drive, Witney OX28 5FG

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.7 miles / Oxford c. 13 miles / Hanborough Train Station c. 8 miles

Overlooking an area of Green on the popular development known as Deer Park, a 4 bedroom link-detached house with the significant advantage of a double garage and additional parking. The accommodation benefits from both gas central heating and double glazing and features a downstairs cloakroom, 3 reception areas and a kitchen/breakfast room with utility leading off. In addition to the family bathroom, there is an ensuite shower room to the master bedroom, which also boasts a dressing area with wardrobes. Pleasant gardens are found to both front and rear.



SALES LETTINGS

e. witney@thomasmerrifield.co.uk

t. 01993 772000

Price £495,000

www.thomasmerrifield.co.uk

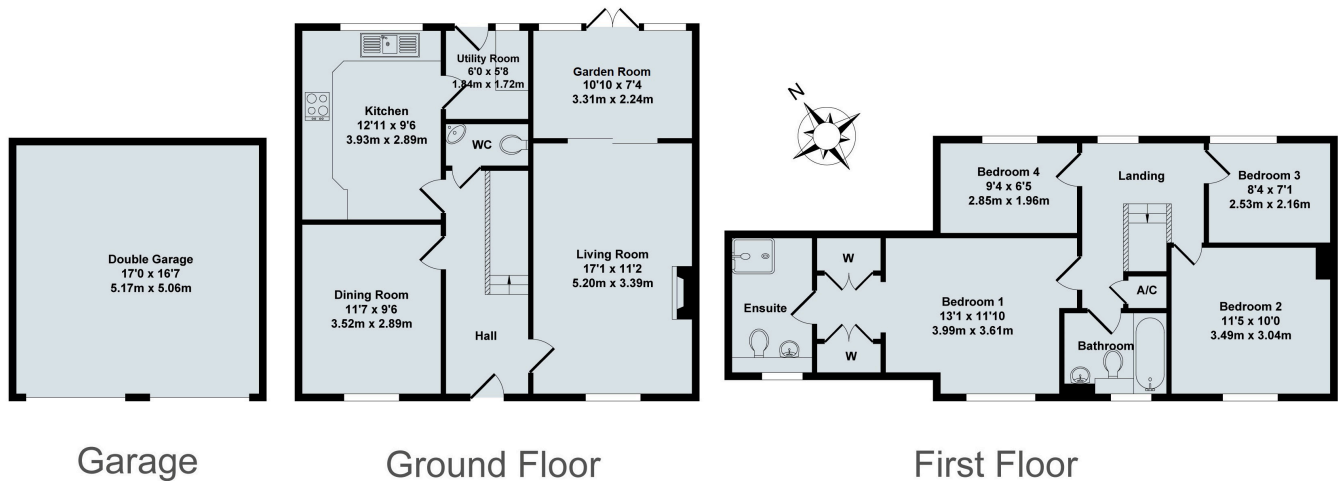


22 Rissington Drive, Witney, Oxfordshire OX28 5FG

- Entrance Hall
- Cloakroom
- 2 Separate Reception Rooms
- Garden Room
- Kitchen/Breakfast Room
- Utility Room
- 4 Bedrooms
- Ensuite & Dressing Area
- Family Bathroom
- Double Garage & Pleasant Gardens

Directions

Leave our office in Market Square and proceed west along Corn Street to the roundabout, taking the second exit onto Curbridge Road. Follow this road along to the roundabout, taking the third exit onto Deer Park Road. Take the first turning on the right into Raleigh Crescent. Proceed along, taking the third turning on the left into Rissington Drive and continue to the end, where number 22 is found on the right hand side, marked by a Thomas Merrifield For Sale Board. 10124



22 Rissington Drive, Witney
Total Approx. Floor Area 1527 Sq.Ft. (141.90 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band E / EPC Rating: 62/D

Contact:

52 Market Square, Witney,
 Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

Email: witney@thomasmerrifield.co.uk

Important Notice

Thomas Merrifield for themselves and their clients give notice that:-

1. They are not authorised to make or give representation or warranty in relation to this property, either on their own behalf or on behalf of the Seller. They assume no responsibility for any statement made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
4. Reference to any mechanical or electrical equipment does not constitute a representation that such equipment is capable of fulfilling its function and prospective Buyers must make their own enquiries.
5. They have no responsibility for any expenses or costs incurred by prospective Buyers in inspecting properties which have been sold, let or withdrawn. Applicants are advised to contact the Agent to check availability and any other information of particular importance to them, prior to inspecting the property, particularly if travelling some distance.