



## 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.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

**Price £479,950**

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

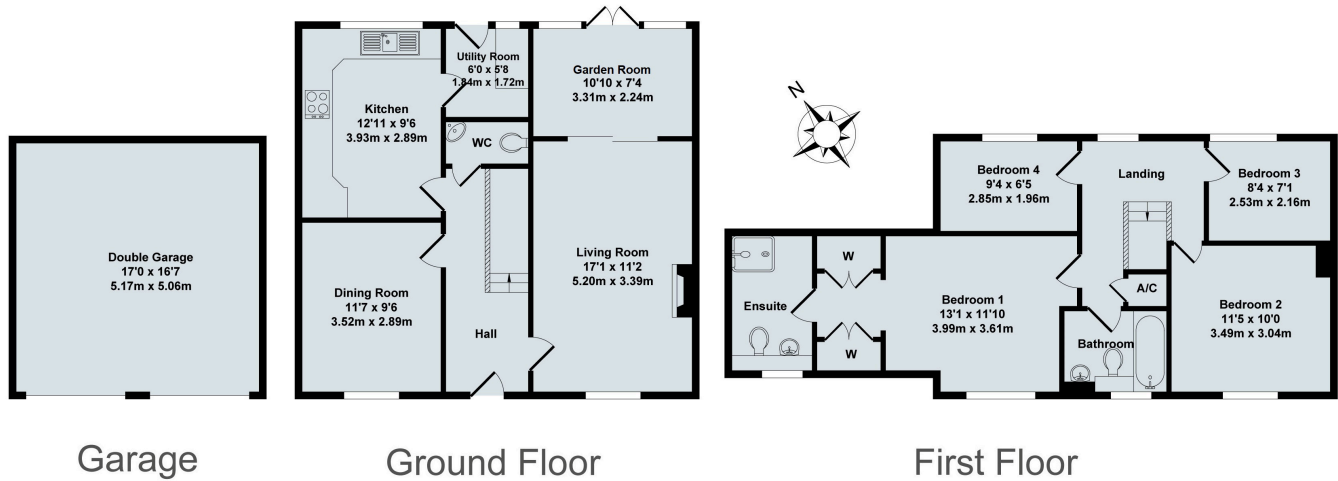


## 22 Rissington Drive, Witney, Oxfordshire OX28 5FG

- 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. 03L24



## 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](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

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

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