



19a Woodlands Road
Witney, Oxfordshire OX28 2DP

19a Woodlands Road, Witney, Oxfordshire OX28 2DP

Favourably situated at the end of one of the most desirable roads in Witney, a 4 bedroom link-detached house with a garage, ample driveway parking and a good size, appealing, south-easterly garden. The well laid out accommodation includes an entrance hall, downstairs cloakroom, a kitchen/dining room, living room, conservatory, study, an ensuite shower room to the master bedroom and a family bathroom (with both a bath and a shower cubicle). The rear section of the garage is currently used as a utility area and there is a useful 'Hobby Shed' (with power laid on) at the foot of the garden. Gas central heating is installed, double glazing is fitted and there is an air conditioning unit in the main bedroom. The property is offered 'For Sale' with NO ONWARD CHAIN.

Directions

Leave Witney town centre via High Street and Bridge Street. At the double mini roundabouts proceed straight over (second exit) and take the first right turn into Woodlands Road. Proceed to the end of the road where number 19a will be facing you (left hand property). 21J24

Distances

Witney, Market Square c. 0.9 miles / Oxford c. 11.5 miles / Hanborough Train Station c. 5.4 miles / Burford c. 8 miles

NB. We are required under the ESTATE AGENTS ACT 1979, and the PROVISION OF INFORMATION REGULATIONS 1991 to point out that one of the vendors of this property is a "Connected Person" by way of being an employee of Thomas Merrifield (Witney) Limited.





GROUND FLOOR

Entrance Hall

Cloakroom

Kitchen/Dining Room

Living Room

Conservatory

Study

FIRST FLOOR

Landing

4 Bedrooms

Ensuite Shower Room

Family Bathroom (bath & shower cubicle)

Double Glazing & Gas Central Heating

Air-Conditioning Unit (In Main Bedroom)

OUTSIDE

Hobby Shed (with power)

Appealing South-Easterly Facing Garden

Ample Driveway Parking

Attached Garage

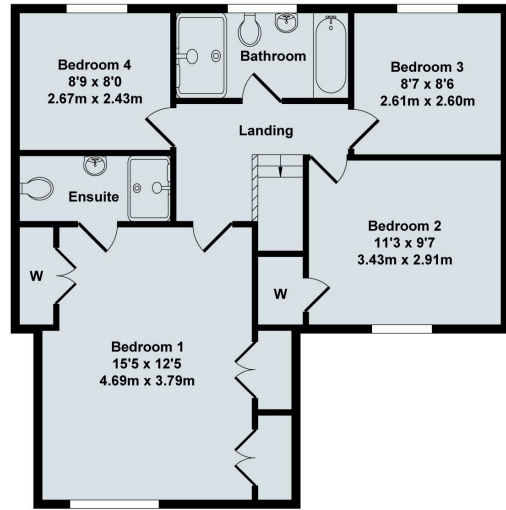
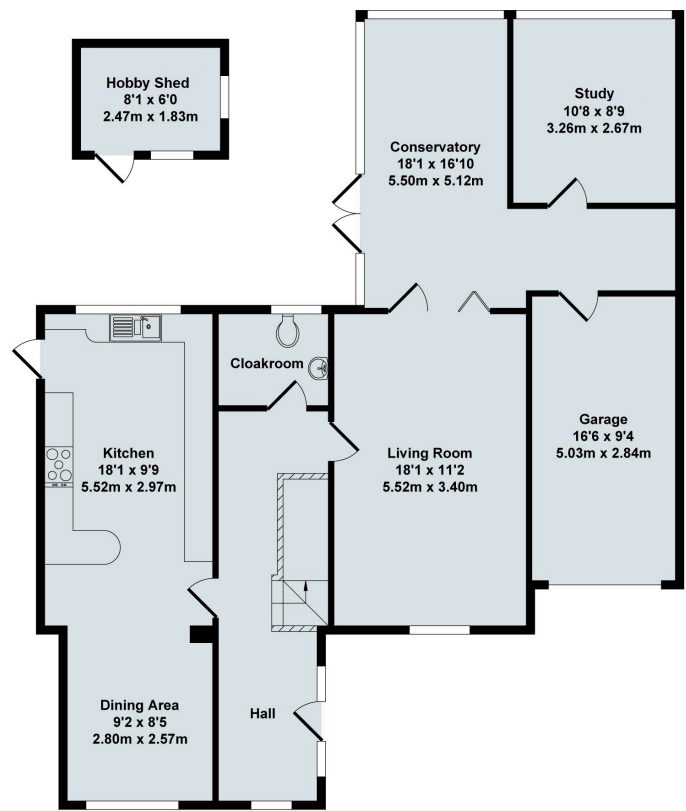
Highly Desirable Location

Well Placed For Schools & Town Centre

Amenities

**Offers In Excess Of £700,000 Freehold
WODC Tax Band F / EPC Rating: 66/D**





Ground Floor

First Floor

19a Woodlands Road, Witney
Total Approx. Floor Area 1799 Sq.Ft. (167.10 Sq.M.)
 All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF
 Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:
 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be 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. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

