



55 Idbury Close
Witney, Oxfordshire OX28 5FE

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Well placed on the popular development known as 'Deer Park', a tastefully improved and well presented, 4 bedroom detached house. The accommodation benefits from both gas central heating (new boiler fitted in 2023) and double glazing and includes a downstairs cloakroom, a recently refitted kitchen (2022), an 'open plan' living/dining/study area and a conservatory. Also on the ground floor is the master bedroom with an ensuite shower room. On the first floor are 3 further bedrooms and the family bathroom. There is the further advantage of a garage plus driveway parking for c. 2 cars. The gardens are attractive, of good size and well tended. All mains services. Ultrafast broadband available. Mobile & data: O2-'Likely'.

Distances

Witney, Market Square c 1.5 miles / Hanborough Train Station c. 7.7 miles / Oxford c. 13.4 miles / Burford c. 7 miles

Directions

Leave Witney Market Square in a westerly direction via Corn Street, taking the second exit off the roundabout onto Curbridge Road. At the next roundabout take the third exit onto Deer Park Road. Take the first turning on the right into Raleigh Crescent. Idbury Close is the first left turn. Bear left and number 55 is found on the right hand side.

Draft details - may be subject to alterations. 30E25





GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen
Living Room
Dining Room
Study Area
Conservatory
Master Bedroom
Ensuite Shower Room

FIRST FLOOR

Landing
3 Further Bedrooms
Family Bathroom

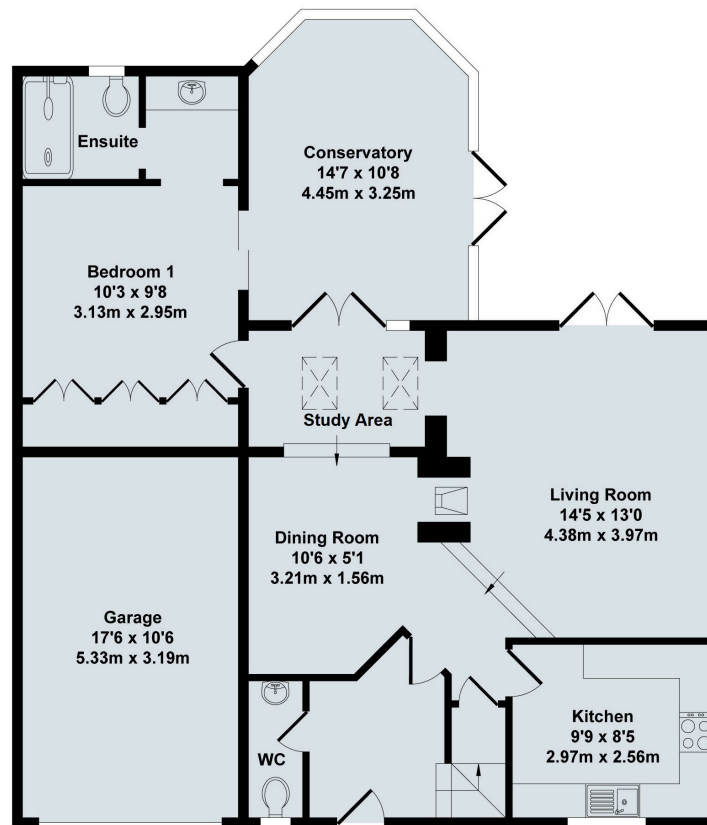
Double Glazing
Gas Central Heating (new boiler c.2023)

OUTSIDE

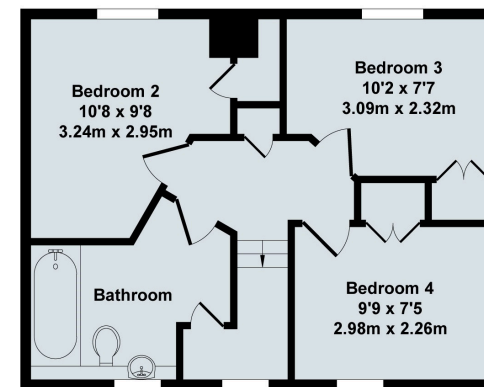
Garage
Driveway Parking For c.2 Vehicles
Good Size, Attractive Gardens

**Offers In Excess Of £550,000 Freehold
Council Band E. EPC Rating: 69/C**





Ground Floor



First Floor

55 Idbury Close

Total Approx. Floor Area 1474 Sq.Ft. (136.90 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

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