



46 Valence Crescent
Witney, Oxfordshire OX28 5FT

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A stunning and thoughtfully extended 4 bedroom detached house, situated in an attractive position on the popular Deer Park. The property is presented in excellent condition throughout with a very appealing layout, and providing spacious accommodation on all 3 floors. The ground floor includes a hallway, cloakroom, large kitchen/dining room, a utility, study, living room, and a family room. To the first floor there is a very large main bedroom with an ensuite, 2 further bedrooms, the main bathroom, and an open landing. On the second floor there is a further double bedroom, and an ensuite shower room. There are good size gardens, plenty of driveway parking, and a double width garage. Council Band F. EPC Rating: 72/C

All mains are connected. Broadband - Ultrafast is available. Mobile & Data Signals - Outdoor: O2, Vodafone, EE & Three are likely. Indoor: O2, Vodafone are likely.

Directions

Leave Witney via Corn Street and proceed to the roundabout, taking the second exit onto Curbridge Road. Follow this road along to the roundabout, turning right onto Deer Park Road. Continue along and proceed through the traffic lights, taking the second turning on the right into Valence Crescent. Follow this road along and the property is found on the left hand side.

Draft details - may be subject to alterations. 17F25





GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

Kitchen/Dining Room

Family Room

Study

Utility Room

FIRST FLOOR

4 Bedrooms

Ensuite

Family Bathroom

SECOND FLOOR

Bedroom

Ensuite

Double Glazing

Gas Central Heating

OUTSIDE

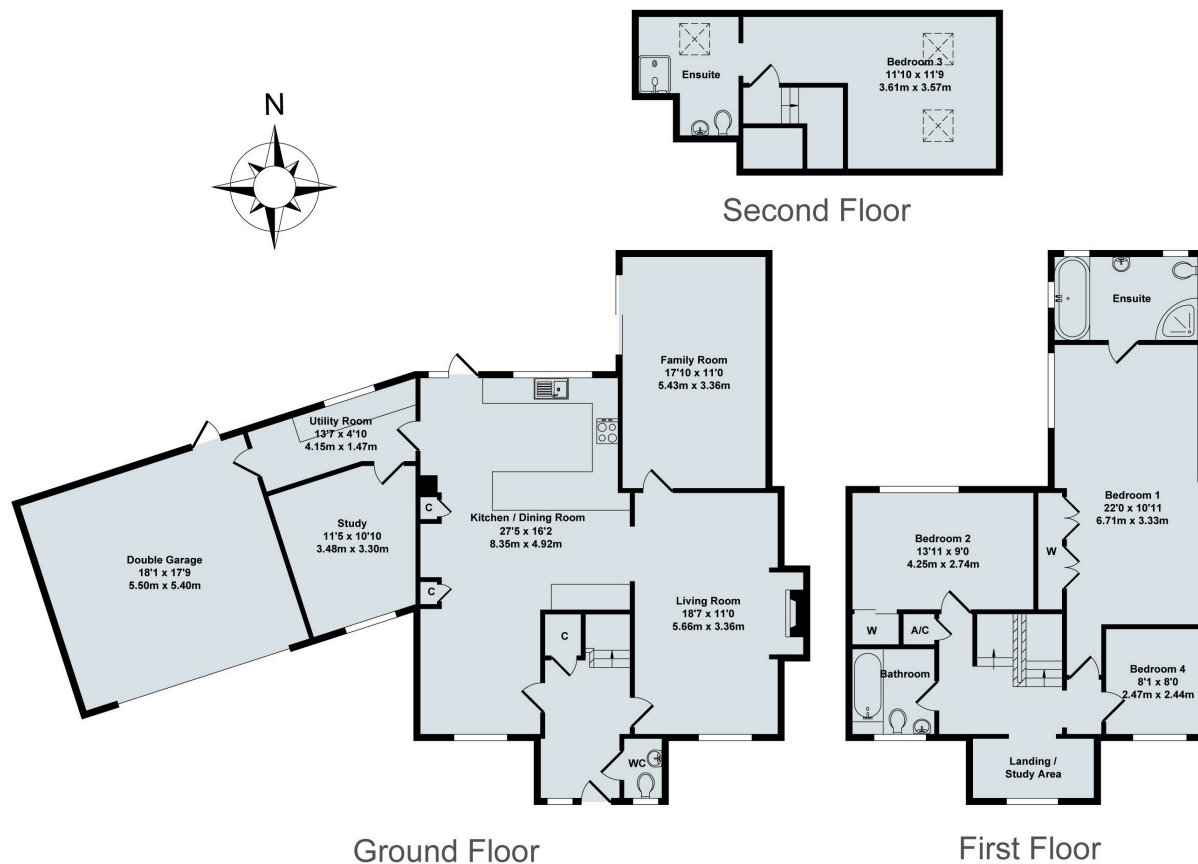
Good Size Garden

Double Garage

Driveway Parking

**Offers In Excess Of £675,000 Freehold
WODC Tax Band E / EPC Rating: 72/C**





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Total Approx. Floor Area 2380 Sq.Ft. (221.1 Sq.M.)

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

Contact:

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