



48 Vanner Road
Witney, Oxfordshire OX28 1PF

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An attractive and very well presented 5 bedroom detached house, occupying a favourable position within a small cul-de-sac in this popular road and conveniently located for access to local schools and the town centre amenities. The accommodation, which benefits from both gas central heating and double glazing, features an entrance hall, downstairs cloakroom, a spacious living room, a conservatory (which has been added to the rear) and a kitchen/breakfast room. In addition to the ensuite shower room to the appealing master bedroom, there is also a large family bathroom (both have been partially refitted recently). There is ample driveway parking (for up to 4 vehicles) and the significant advantage of an integral double garage. Pleasant, nicely established gardens are found mainly to the rear.

All mains services connected. Ultrafast broadband is available. Mobile & data: '3'- 83% performance (source: Ofcom).

Distances: witney Market Square c. 1.1 miles / Oxford c. 12.8 miles / Hanborough Rail Station c. 5.8 miles / Burford c. 8.1 miles

Directions

Leave Witney via Witan Way, turning right at the traffic lights onto Bridge Street. At the double mini-roundabouts proceed straight over onto Woodstock Road. Take the first turning on the left onto Woodgreen. Continue past the Three Pigeons Public House onto New Yatt Road and turn left into Farmers Close. Take the first right turn into Vanner Road and number 48 is found in a cul-de-sac on the right hand side.

01125





GROUND FLOOR

Entrance Hall

Cloakroom

Large Living Room (with wood burner)

Conservatory

Kitchen/Breakfast Room

FIRST FLOOR

Landing

5 Bedrooms

Ensuite Shower Room

Family Bathroom

Gas Central Heating

Double Glazing

OUTSIDE

Double Garage

Driveway Parking For Up To 4 Vehicles

Pleasant, Nicely Established Gardens

Good Position in Small Cul-De-Sac



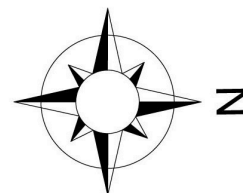
Offers in Excess of £650,000 Freehold
Council Tax Band: E EPC Rating: 73/C



Ground Floor



First Floor



48 Vanner Road, Witney

Total Approx. Floor Area 1949 Sq.Ft. (181.10 Sq.M.)

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

Contact:

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