



## 15 Raleigh Crescent, Witney OX28 5FD

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 1.6 miles / Oxford c. 13.2 miles / Hanborough Train Station c. 7.8 miles

Pleasantly situated, set back from the road, in this popular development known as 'Deer Park', a 3 bedroom end of terrace house with a garage. The accommodation benefits from gas radiator central heating (new boiler c. 2022) and double glazing, which was replaced in 2024. There is the further advantage of a ground floor cloakroom and a good size living/dining room. The garden is found mainly to the rear and has a lawn and wooden decking.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

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t. 01993 772000

**Price £339,950**

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





## 15 Raleigh Crescent, Witney, Oxfordshire OX28 5FD

- Entrance Hall
- Cloakroom
- Kitchen
- Good Size Living/Dining Room
- 3 Bedrooms & Bathroom
- Garage (under nearby coach house)
- Pleasant Gardens (with decking)
- Well Placed For Amenities
- Double Glazing (replaced 2024)
- Gas Central Heating (new boiler c.2022)

All mains services. Ultrafast broadband is available. Mobile & data: '3'- 87% performance (source: Ofcom).

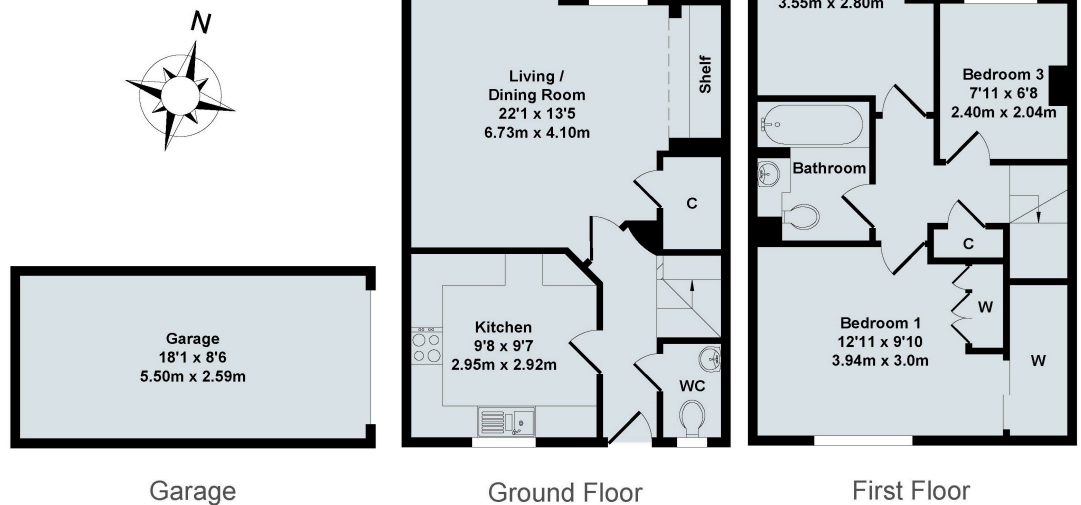
NB. The garage is under a nearby coach house and has a 999 year lease from June 1987. The house and gardens have a Freehold tenure.

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are: Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice.20A26

### 15 Raleigh Crescent, Witney

Total Approx. Floor Area 1008 Sq.Ft. (93.60 Sq.M.)

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



### Local Authority:

WODC Tax Band D / EPC Rating: 71/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold House  
Leasehold Garage

Tel: 01993 772000

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

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