



THOMAS MERRIFIELD
SALES & LETTINGS
For Sale
01893 779900

44 Compton Way
Witney, Oxfordshire OX28 3AB

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Well placed for easy access to the town centre amenities and offering spacious accommodation over 3 storeys, an extended, 3 bedroom town house with an integral garage (currently divided to provide storage plus utility section) and driveway parking. On the ground floor is a useful cloakroom, the kitchen and a family/dining area (which has been added to the rear), whilst on the first floor is a large living room and the 3rd bedroom/study. The second floor completes the accommodation with 2 double bedrooms, a family bathroom and ensuite shower room. Double glazing has been newly installed and there is gas central heating, with a new boiler fitted in 2023. A pleasant, south-easterly garden is found to the rear. The property is located in a no-through road and overlooks an open 'square'.

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

Distances: Witney Market Square c. 1 mile (c, 0.7 miles on foot) / Oxford c. 11 miles / Hanborough Rail Station c.5.9 miles / Abingdon c. 15.3 miles

Directions

Leave Witney town centre via High Street and Bridge Street. At the double mini-roundabouts turn right (3rd. exit) onto 'Newland'. Take the 2nd right hand turn into Compton Way and continue towards the end, where the road opens out into a 'square'. Number 44 is marked by a Thomas Merrifield For Sale Board.

07125





GROUND FLOOR

Entrance Hall
Cloakroom
Kitchen
Dining/Family Area
Integral Garage (currently divided into
Storage and Utility Area)

FIRST FLOOR

Landing
Living Room
Bedroom 3/Study

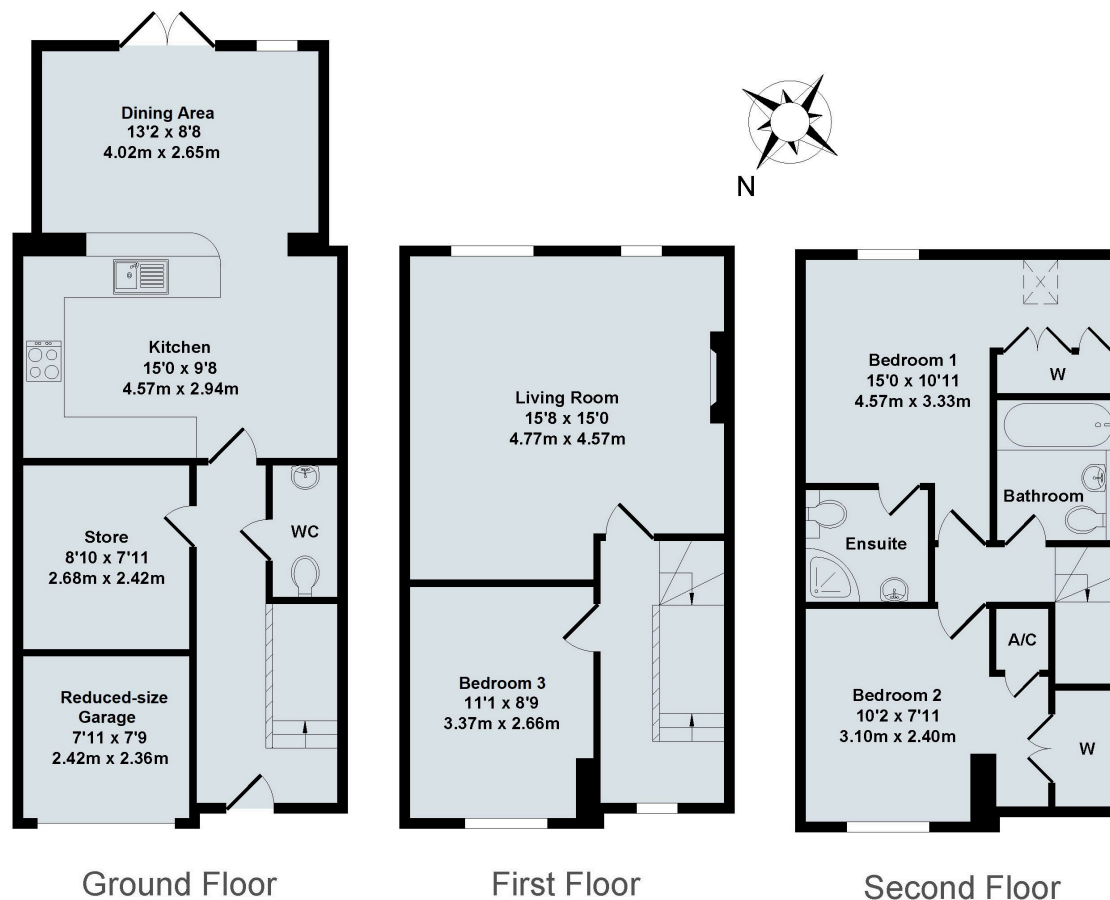
SECOND FLOOR

Landing
2 Double Bedrooms
Ensuite Shower Room
Family Bathroom

Newly Fitted Double Glazing
Gas Central Heating with new Boiler (2023)
Pleasant South-Easterly Garden
Situated in a No Through Road

Price £399,950 Freehold
Council Tax Band: D
Current EPC Rating : 74C





Ground Floor

First Floor

Second Floor

44 Compton Way, Witney

Total Approx. Floor Area 1321 Sq.Ft. (122.70 Sq.M.)

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

Contact:

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