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The Springs
Witney, Oxfordshire

Guide Price £395,000



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Freehold

A Victorian terraced house tucked away at the end of a no-through road within walking distance of the Town Centre and The Leys recreation ground. The property offers improved and re-modeled 4 Bedroom accommodation over three floors with a combination of period features and contemporary finishes, along with parking/garage at the rear. Features to note include sash windows, fireplaces, an open plan Kitchen/Diner with Cloakroom and useful Rear Lobby beyond, refitted first floor Bathroom with shower cubicle, and the option of two second floor Bedrooms or a Bedroom and Office. Situated in a traditional setting at the end of a no-through road, the property is ideally placed for access to the Town Centre and the wonderful amenities on offer. END OF CHAIN SALE.



SITUATION

The bustling and hugely popular Market Town of Witney lies some 12 miles west of Oxford and is well situated for the A40, A34 and M4 & M40 motorways. The vibrant and rapidly expanding Town has a wide range of shops in the sympathetically designed Woolgate Centre, traditional High Street and more recently built Marriotts Walk shopping mall with Marks & Spencer and a multi-screen 3D cinema. The Market Square with historic Butter Cross opens onto the delightful Church Green flanked by beautiful period properties with St. Mary's Church dominating the south side. Amenities in the Town include supermarkets, banks, two secondary schools and numerous primary schools, leisure centre, Witney & Abingdon College, a vast array of restaurants and public houses, a fantastic daily bus service into Oxford and, on the outskirts of the Town, Witney Lakes Resort with golf course, health club and swimming pool. There are also plenty of countryside walks within easy reach of the Town.

DIRECTIONS

Driving west from the Town Centre along Corn Street turn left into The Crofts and follow this road to The Springs. The property will be found at the end of the road on your left.

THE ACCOMMODATION

Front door to:-

Sitting Room

Attractive 'floorboard' style flooring continuing through, fireplace with tiled hearth, recessed storage and shelving, sash window to front.

Dining Room

Staircase to first floor, wall paneling, glazed doors to the rear garden. Wide opening to:-

Kitchen

Contemporary units, worktop, tiled splash back, single drainer 1.25 bowl sink, built-in electric oven and hob, dishwasher, double glazed windows, quarry tiled floor. Door to:-

Rear Lobby

Plumbing for washing machine, part-glazed door to rear garden.

Cloakroom

WC, hand basin, Velux window.

First floor Landing

Staircase to second floor.

Bedroom 1

Sash window to front, old fireplace feature, built-in wardrobes, picture rail.

Bedroom 2

Old fireplace feature, double glazed window to rear.

Bathroom

Modern white suite comprising panelled bath, tiled shower cubicle, pedestal basin, WC, double glazed window to rear, tiled floor.

On the second floor

Bedroom

Sloping ceiling, Velux windows to front elevation.

Bedroom

Double glazed dormer window to rear.



OUTSIDE

Garage/Store

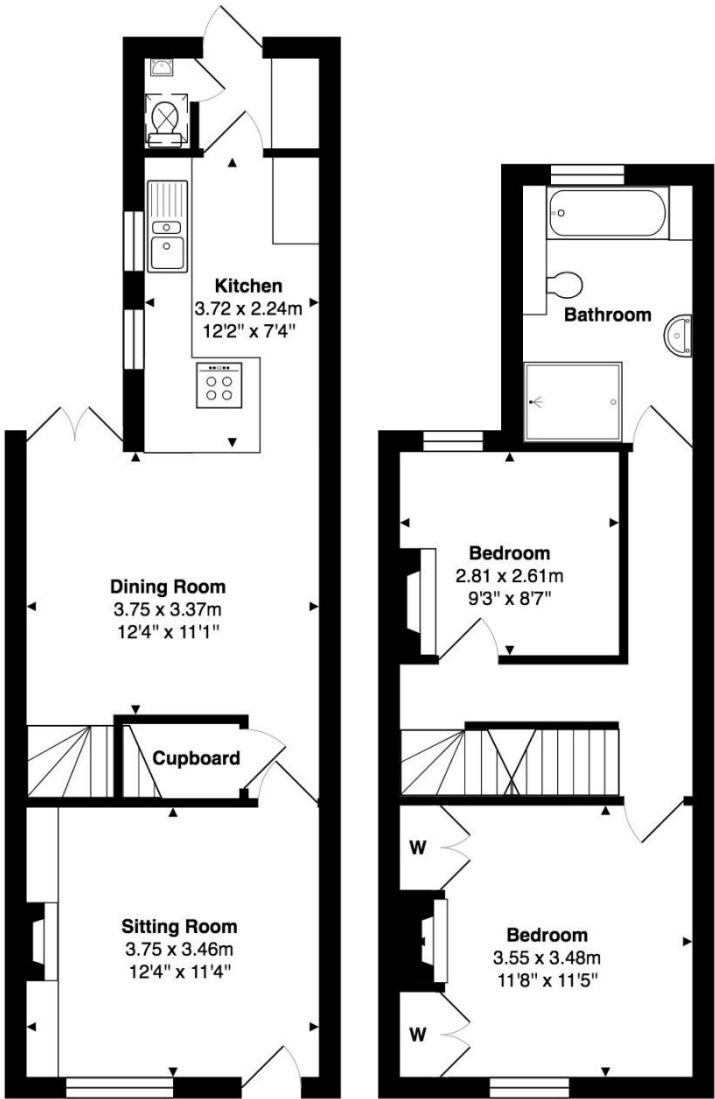
An old garage (requiring attention) with attached store can be accessed at the rear of the property. This can provide vehicular access to the garden and driveway potential.

The Garden

Enclosed rear garden comprising decking, lawn, paved path leading to a small patio and the garage. Pedestrian right of access crossing the rear of the terrace.

COUNCIL TAX

West Oxfordshire District Council - Band C.



Ground Floor

First Floor

Approximate Gross Internal Area

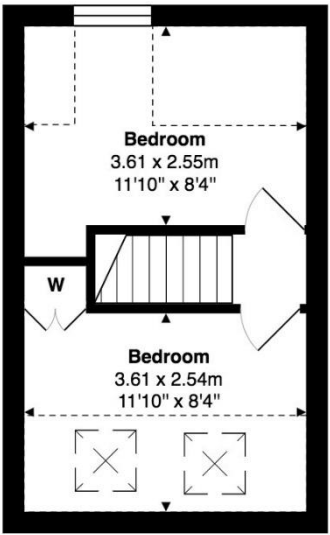
100.7 m² ... 1084 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purpose only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Reduced headroom (less than 1.5 m / 5 ft)



Second Floor

