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**Barrington Close
Witney, Oxfordshire**

Guide Price £425,000



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Freehold

An attractive and well-presented three-storey Town House tucked away at the end of a cul-de-sac on the Deer Park development, within easy reach of Curbridge Road. The house offers well-proportioned 4 Bedroom accommodation along with a garage and a recently improved low maintenance rear garden. Features include a well fitted Breakfast Kitchen with integrated appliances and bay window, an extended Sitting/Dining Room with fireplace feature/gas fire, a good sized second floor En-Suite Master Bedroom, two further double Bedrooms with built-in wardrobes and a single bedroom. There is a single garage in a nearby block, and a pleasant rear garden.



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 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 major shopping brands including 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

From Witney Town Centre proceed along the Curbridge Road (A4095) and turn right at the mini-roundabout to Deer Park Road. Take the first turn into Raleigh Crescent and Barrington Close will be found on your right hand side. Satnav: OX28 5FL

THE ACCOMMODATION

Hall

Attractive wood-finish plank-style flooring continuing into the Sitting Room, staircase to first floor.

Cloakroom

WC, hand basin in vanity unit, part-tiled walls and tiled floor, window to front.

Sitting/Dining Room

Fireplace feature with polished stone hearth/surround, gas fire, and mantelpiece, glazed double doors and window to rear garden.

Kitchen

Contemporary gloss cream base and wall units on two walls, worktop with matching upstand, tiled splash backs, integrated electric oven and hob, stainless steel hob splash back and extractor hood, fridge/freezer, dishwasher, space for washing machine and dryer. Breakfast bar, feature bay window with seat, tiled floor.

On the first floor

Landing

Staircase to second floor, airing cupboard housing hot water cylinder, large storage cupboard.

Bedroom

Double room, window to front, built-in double wardrobe and storage cupboard.

Bedroom

Rear-facing double room, storage cupboard, built-in double wardrobe.

Bedroom

Rear-facing single room or home office.

Bathroom

White suite comprising panelled bath with shower over, pedestal basin, WC, fully tiled, window to front, chrome towel rail.



On the second floor

Master Bedroom

Dormer window to front, twin double wardrobes, access to roof void.

En-suite Shower

Shower cubicle with glass screen, pedestal basin, WC, tiled floor and part-tiled walls, window to rear, chrome towel rail.



OUTSIDE

Single Garage

In nearby block, up and over door, parking space in front. A path provides a rear access to the garden.

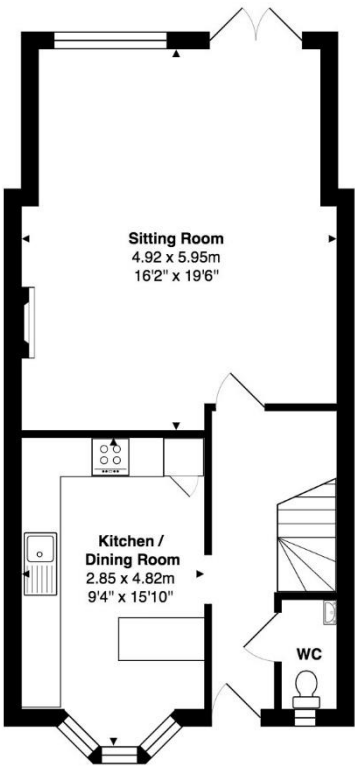
The Garden

Neatly presented and low maintenance split-level rear garden comprising decked terrace, raised patio, small section of artificial lawn. Outside tap and sockets, gate to rear path.

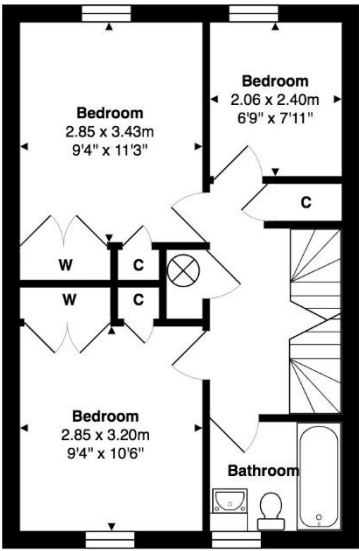
COUNCIL TAX

West Oxfordshire District Council - Band D.

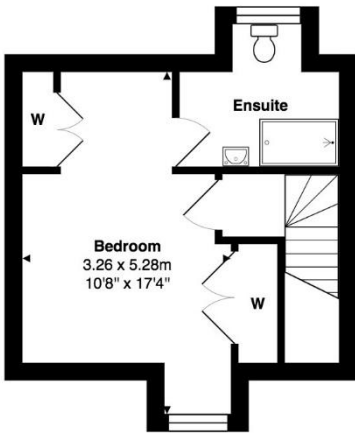
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



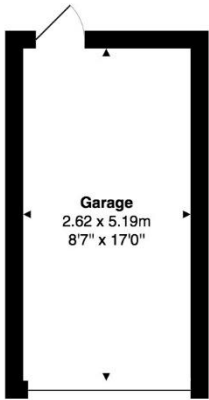
Ground floor



First Floor



Second Floor



Approx. Gross Internal Area: 114.2 m² ... 1229 ft² (excluding garage)

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 purposes only and should be used as such. Drawn by E8 Property Services. www.e8ps.co.uk