



**Sherbourne Road**

**Witney**

**Price £285,000**

Telephone 01993 703272 Email [Estate.Agents@lee-chadwick.co.uk](mailto:Estate.Agents@lee-chadwick.co.uk)

[www.lee-chadwick.co.uk](http://www.lee-chadwick.co.uk)

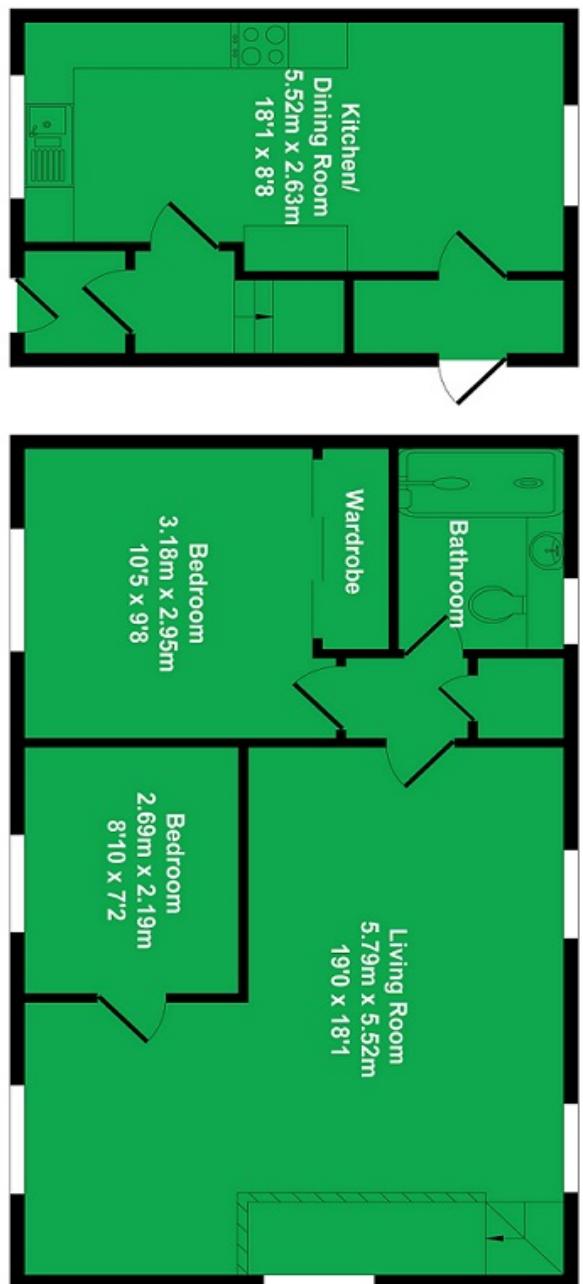
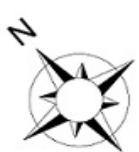
Local Authority: West Oxfordshire District Council

Council Tax Band: C for 2025/2026 - Tenure: Freehold

A Beautifully presented 2 Bedroom Coach House with Upstairs Living Room, Bathroom and Bedrooms. The Kitchen/Dining Space is located on the ground floor. The property is in the West Witney area and a short distance from the town centre and local amenities.

The property comprises:

- Entrance Porch
- Fitted Kitchen with appliances with Dining Area and access to the Garden
- Living Room
- Main Bedroom including fitted wardrobe and matching fitted drawers/bedside drawers
- Second Bedroom/Home Office-study
- Bathroom
- Driveway Parking
- Patio Garden to the side of the property
- Gas fired central heating



Ground Floor  
Approx. Floor  
Area 20.0 Sq.M.  
(215 Sq.Ft.)

First Floor  
Approx. Floor  
Area 50.10 Sq.M.  
(539 Sq.Ft.)

Total Approx. Floor Area 754 Sq.Ft. (70.10 Sq.M.)













Witney is a Market Town situated on the edge of the Cotswolds. Located approximated 12 miles west of Oxford with good transport links into Oxford via car and bus. Charlbury is a short distance away which has a train station for easy train links both to Oxford, London and beyond.

Witney is a vibrant town centre offering a mix of both independent shops together with high-street shops. Together with restaurants, coffee shops and local taverns. There is a market twice a week (Thursday and Saturday).

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/ATH003