



Connells

Wilkinson Place
Witney



Property Description

Lovely detached family home which is located on a small development close to the town centre. The property is presented in excellent condition throughout and has four bedrooms, three bathrooms, two reception rooms and a kitchen/dining room. It also has the desirable additional features of a double garage, conservatory and ground floor WC.

On the ground floor the warm and welcoming entrance hallway leads to an open plan kitchen dining room which is modern and well-appointed with good space for appliances. Generously sized family room opening into conservatory which is bright and airy with patio doors opening to garden.

The first floor has a large living room which could be utilised as a fifth bedroom along with two further double bedrooms and a bathroom. Across the second floor are a further two large double bedrooms with built-in wardrobes and en-suite shower room.

Externally the property has an enclosed rear garden and double garage. Its located within walking distance of Witney town centre, this property benefits from an excellent range of local amenities including shops, restaurants and cafes. For transport, the property is close to local bus routes, as well as A40 and A34 roads, making it suitable for commuting into Oxford.

Ground Floor Reception Room

13' 11" x 12' 4" (4.24m x 3.76m)

Carpet , window to side, sliding patio door to conservatory

Kitchen/ Dining Room

21' 10" x 8' 1" (6.65m x 2.46m)

Tiled floor , eye level oven gas hob, extractor , integrated dishwasher , patio door to rear, window to front

First Floor Reception Room

14' 6" x 11' 6" (4.42m x 3.51m)

Bedroom 1: 2nd Floor

15' 7" x 10' 9" (4.75m x 3.28m)

Carpet, window to rear and side aspect, fitted wardrobe,

Ensuite double shower window to front, vinyl flooring

Bedroom 2: 2nd Floor

12' x 11' 1" (3.66m x 3.38m)

Carpet, Fitted wardrobe , window to rear. Ensuite with shower toilet and hand basin, window to side aspect vinyl flooring

Bedroom 3: 1st Floor

10' 1" x 7' 1" (3.07m x 2.16m)

Carpet and window to rear

Bedroom 4: 1st Floor

10' 10" x 7' 1" (3.30m x 2.16m)

Carpet Window to front aspect

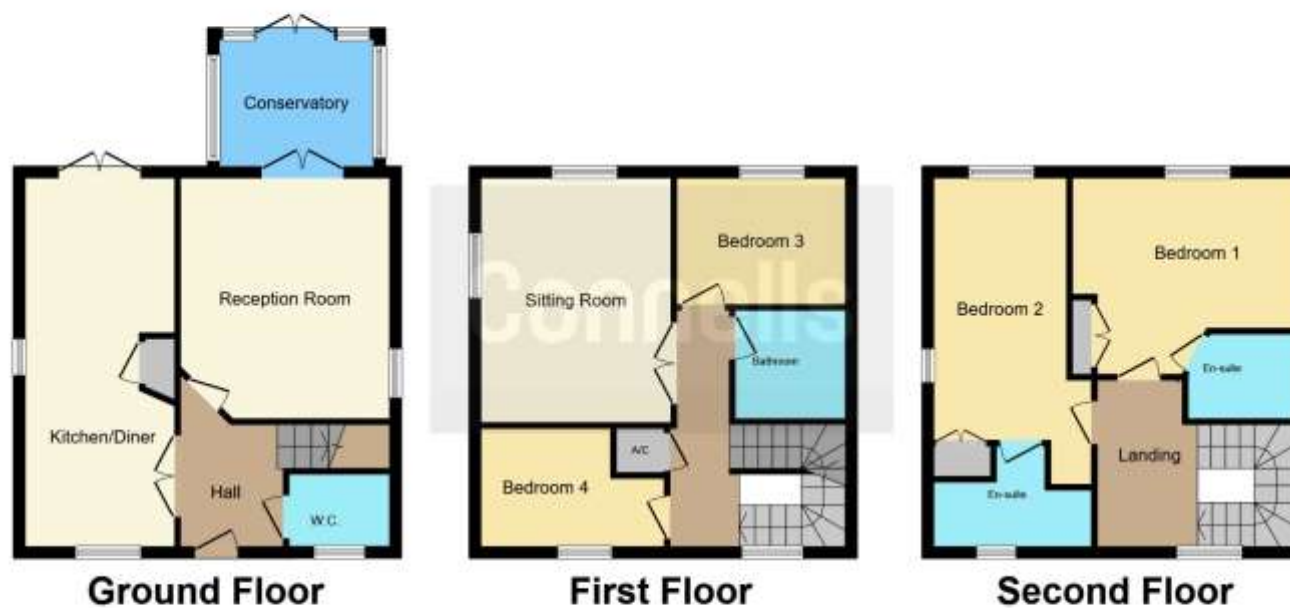
Family Bathroom

Toilet, Hand Basin , Bath with shower over ,
vinyl floor









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: C

Tenure: Freehold

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