

# Property details approval form

Wayside, Oxford Road, Witney, Oxfordshire, England, OX29 4DE

Date: 03 June 2024

Property Ref and Version: WNY305093 - 0004

Not for marketing purposes INTERNAL USE ONLY

# Selling your home with us!

## ○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## ○ Price

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£750,000

Tenure: Freehold

## ○ Key Features

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- > Energy Rating: D
- > Three Bedroom Detached Bungalow
- > Electric Gates
- > No Onward Chain
- > High Specification Kitchen & Family Shower Room
- > Island In Kitchen With Drinks Fridge
- > Wood Burning Fire
- > Wooden Cabin With Power & Own Ensuite
- > Wrap Round Garden

## ○ Short Description

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A wonderful opportunity to purchase a high caliber three bedroom detached bungalow in Cassington. Wayside is complete with an entrance hallway, dining room, high specification kitchen, family shower room, wrap round garden, ample parking, driveway with electric powered gates and a wooden cabin.

## ○ Long Description

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Brought to the market with no onward chain is this substantial three bedroom detached bungalow which has been expertly build to an exceptional standard by the current owners. Wayside offers a very versatile accommodation which is light and airy throughout and flows exceptionally well. This property is conveniently located to the market town of Witney, 1.8 miles from Eynsham and just 5.6 miles from Oxford.

The property accommodation is arranged across all one level. You have a very welcoming and well lit hallway with wonderful high ceilings which provides access to the wonderful dining room, three bedrooms and high specification family shower room. You have fantastic lounge area to the rear aspect of the property and beautifully presented kitchen which has been further benefited with an island and wood burning fire. The garden is accessible from both the dining room and bifold doors from the kitchen.

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Wayside boasts wonderful external space with a wrap round garden and is accessible by electric gates. There is also a wooden cabin with power, lighting, plumbing and its own ensuite bathroom making this an ideal set up for working from home or for friends and family to stay over night.

Viewings on this superb family home are highly recommended.

## ○ Directions

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## ○ Room Description

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### Entrance Hall

1 x Double Glazing to right access to loft , Bedroom 3 , dining room and kitchen

### Lounge

12' 7" x 11' 7" ( 3.84m x 3.53m )

Biofold doors to garden

### Dining Room

12' 7" x 11' 7" ( 3.84m x 3.53m )

Double doors to rear garden , 1 regular shape , x 2 double glaze windows to rear garden

### Kitchen

14' 9" x 22' 7" ( 4.50m x 6.88m )

Wall and base units , Intergrated microwave , intergrated fan and oven and grill , Intergrated Dishwasher , fridge freezer and washing machine and tumble dryer. Induction hob , extractor fan , 1/ 1.2 bowls , mixer tap , Island , breakfast bar , intergrated drinks fridge with base units . 1 x double glaze to right aspect

### Bedroom 1

Irregular Shaped Room 15' 8" x 10' 8" ( 4.78m x 3.25m)

3 x double glaze to front aspect ( bay window) Irregular shape due to Bay window , bay window to wall is 14'4

### Bedroom 2

11' 1" x 11' 6" ( 3.38m x 3.51m )

1 x double glaze to rear aspect

### Bedroom 3

10' 8" x 6' 9" ( 3.25m x 2.06m )

1 x double glaze to front

### Bathroom

1 x double glaze window to front , walk in shower , wash hand basin , toilet , heated towel rail and 1/2 tiled and extractor fan

### Front Garden

Double gate to access driveway , laid to town

### Rear Garden

Patio area for outdoor dining , fence enclosed front and right

### Dropped Kerb

Parking for multiple veichles

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## ○ Property Images



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## ○ Property Images

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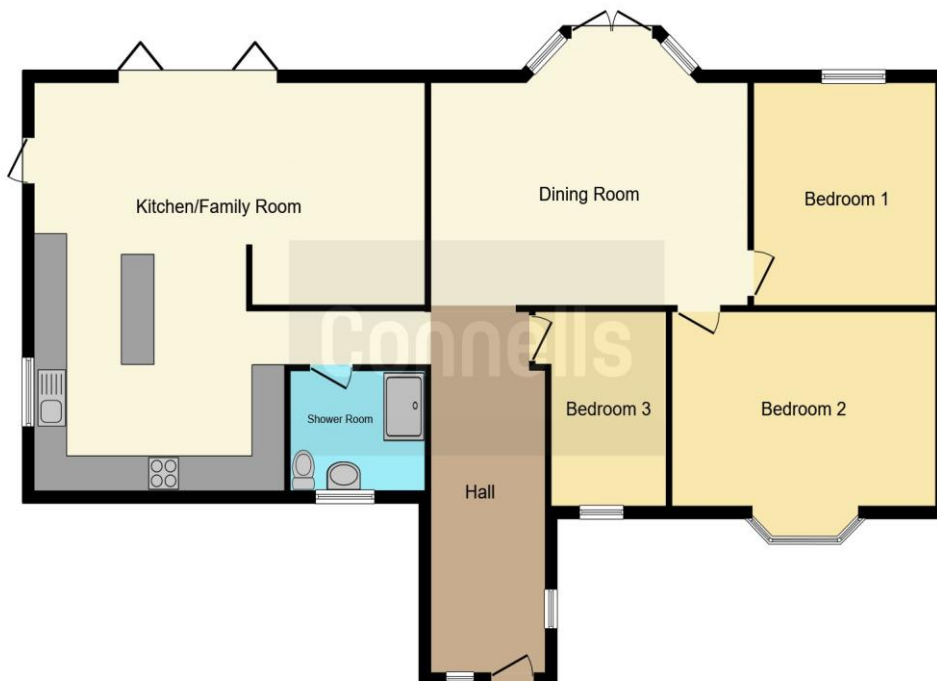
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## ○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## ○ Approval

Signature

Date

	Signature	Date
Stephen Gardiner		
Mr C. Putman		