





# Well Lane Curbridge Witney OX29 7PB

for sale offers in excess of  
**£400,000**



## Property Description

A well-presented two-bedroom link-detached bungalow that is located in a popular village setting that is within easy reach of Witney town centre and is within close proximity to a regular bus service to Witney/Oxford/Carterton.

The thoughtfully laid out accommodation comprises of an entrance hall with the dining room accessing through to the kitchen being on the left as soon as you come in. The living room has French doors that open into a large conservatory. There are two well-appointed bedrooms and a family bathroom.

Externally to the front of the property there is a garage and driveway parking for multiple vehicles. The attractive rear garden has a large timber storage shed and there is also a useful external laundry/utility room. The property is powered by LPG (gas cylinders) which are located in the garden.

Curbridge is a popular village with a mixture of period properties and modern homes, located just a short drive to the thriving town of Witney and A40 for access to Oxford and Cheltenham. Witney is steeped in history, with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a weekly market. There are two major health centres in the town with others on the periphery and an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and there is also a community leisure centre.



## Hall

## Dining Room

10' 7" x 9' 3" ( 3.23m x 2.82m )

## Kitchen

10' 7" x 8' 11" ( 3.23m x 2.72m )

## Sitting Room

10' 11" x 17' 11" ( 3.33m x 5.46m )

## Conservatory

10' 7" x 14' 5" ( 3.23m x 4.39m )

## Bathroom

7' 6" x 6' 2" ( 2.29m x 1.88m )

## Bedroom One

10' 11" x 9' 10" ( 3.33m x 3.00m )

## Bedroom Two

10' 6" x 9' 10" ( 3.20m x 3.00m )

## Utility Room

6' 9" x 8' 6" ( 2.06m x 2.59m )

## Garage

16' 6" x 8' 6" ( 5.03m x 2.59m )







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)

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**EPC Rating: G**

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Tenure: Freehold



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