



Marsh Walk, Witney

Connells

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Marsh Walk, Witney

Located just a short walk from Witney town centre with its many shops, eateries and recreational facilities, is this well presented two bedroom coach house that enjoys views towards the River Windrush.

The accommodation includes a good sized and spacious living area with plenty of room for a sofa, dining table and chairs or study area if you work from home. The kitchen offers everything you need and features a good range of units and a bar for breakfast dining. There are two well-proportioned double bedrooms and a modern bathroom that complete the living area.

Additional benefits include a new boiler which was installed in 2024 with hive heating. Externally there is a garage and parking for one vehicle.

Witney is a charming market town in Oxfordshire, offering a blend of historical charm and modern conveniences. Nestled on the edge of the Cotswolds, Witney is known for its rich heritage in blanket weaving, picturesque landscapes, and vibrant community.

The town boasts excellent local amenities, including shops, cafes, and schools, alongside green spaces like Witney Lake and Country Park. With its proximity to Oxford, residents enjoy easy access to a larger city while benefiting from the tranquillity and friendliness of a smaller town. Overall, Witney provides a delightful and balanced living experience.





Kitchen

7'5 X 14'2

Bathroom

6'7 X 6'7

Living Room

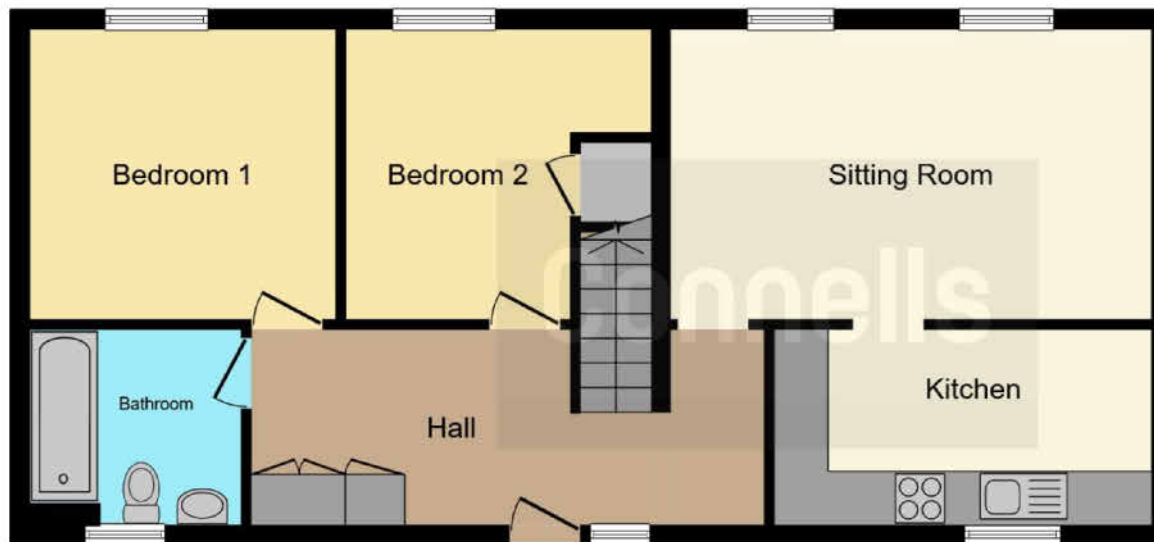
10'8 X 17'6

Bedroom One

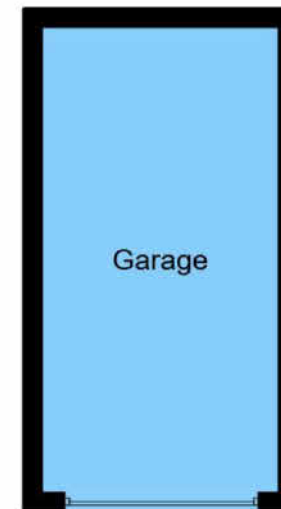
11'11 X 10'3

Bedroom Two

11'4 X 10'6



Floor Plan



Garage

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

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Price

£270,000

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold

Years left on lease: 134 years

Ground Rent: £250.00 annually

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To view this property please contact us on

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