



**Oakdale Road, Witney, OX28 1AX**



## Welcome to Oakdale Road, Witney

This beautifully presented four-bedroom detached house offers a perfect blend of space, comfort, and modern living in the sought-after location of Witney, Oxfordshire. As you enter, you're greeted by a spacious hallway leading to an inviting open-plan kitchen reception, ideal for family gatherings and entertaining. The kitchen features fitted appliances and ample storage, seamlessly flowing into the light-filled living room. Adjacent to the living room is a charming conservatory, perfect for enjoying the picturesque views of the garden year-round. The property boasts four generously sized double bedrooms. The master bedroom is a true retreat, complete with a luxurious en-suite shower room and a dressing room. Another bedroom also features its own en-suite, providing privacy and convenience for guests or family members. A well-appointed family bathroom enhances the upstairs space. Additional highlights of this remarkable home include a separate dining room, a utility room for added practicality, and a dedicated study, perfect for remote work or quiet reading. Outside, you'll find a lovely garden that is both landscaped and easily maintainable-ideal for relaxing or entertaining on warm summer evenings. The property also includes a garage, providing valuable storage and parking space. Set in a peaceful neighbourhood, this home is conveniently located close to local amenities, schools, and beautiful parks.

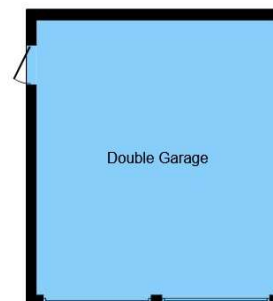




**Ground Floor**



**First Floor**



**Garage**

## Entrance Hall

## Lounge

17' 5" x 12' 3" ( 5.31m x 3.73m )

## Dining Room

11' 9" x 9' 2" ( 3.58m x 2.79m )

## Kitchen (incl. Living Space)

22' 7" x 10' 1" ( 6.88m x 3.07m )

## Living Space (kitchen)

15' 6" x 10' 9" ( 4.72m x 3.28m )

## Utility Room

8' 5" x 5' 2" ( 2.57m x 1.57m )

## Downstairs Wc

5' 2" x 2' 9" ( 1.57m x 0.84m )

## Study (excl. Bay Window)

12' 3" x 7' 8" ( 3.73m x 2.34m )

## Conservatory

13' 3" x 10' 2" ( 4.04m x 3.10m )

## Bedroom 1

15' 2" x 12' 2" MAX ( 4.62m x 3.71m MAX )

## Dressing Room (in Bedroom 1)

10' x 4' 8" ( 3.05m x 1.42m )

## En-Suite

9' 9" x 5' ( 2.97m x 1.52m )

## Bedroom 2 (with Wardrobe)

13' 8" x 9' 2" ( 4.17m x 2.79m )

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)

**welcome to**

## **Oakdale Road, Witney**

- Detached
- Four double bedrooms
- En-suite and dressing room to master bedroom
- Bright and airy dining room
- Study

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: F

guide price

**£750,000**



Please note the marker reflects the  
postcode not the actual property

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