



Blakes Avenue, Witney, OX28 3SU



welcome to

Blakes Avenue, Witney

Discover this spacious family home in the popular Cogges development, Witney. Offering a welcoming ground floor hallway that leads to a semi open plan kitchen, reception, and dining area, this property features four double bedrooms and a family bathroom upstairs. Welcome to this inviting family home located in the highly desirable Cogges development in Witney. This property presents a wonderful opportunity for those seeking a spacious residence with great potential, offering a fantastic layout and comfortable living spaces. As you enter, you are greeted by a ground floor hallway that provides a warm welcome and an introduction to the home's layout. The semi open plan kitchen, reception, and dining room create an airy and versatile space, ideal for both family living and entertaining. The kitchen area is functional and well-equipped, allowing for easy meal preparation while enjoying the company of family and friends in the adjoining reception and dining areas.





Ground Floor



First Floor

Living Room

25' 3" x 10' 8" (7.70m x 3.25m)

Kitchen

10' 6" x 7' 5" (3.20m x 2.26m)

Conservatory

17' 8" x 8' 9" (5.38m x 2.67m)

Bedroom One

10' 2" x 10' 8" (3.10m x 3.25m)

Bedroom Two

14' 3" x 7' 6" (4.34m x 2.29m)

Bedroom Three

10' 9" x 8' 7" (3.28m x 2.62m)

Bedroom Four

12' 6" x 8' 8" (3.81m x 2.64m)

W/C

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

welcome to

Blakes Avenue, Witney

- Sought-after Cogges development
- Spacious reception room
- Four Double Bedrooms
- Driveway and Garage
- Near local shops, parks, and schools
- Family-Friendly Community
- No Chain

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers over
£400,000



Please note the marker reflects the
postcode not the actual property

view this property online allenandharris.co.uk/Property/WIT106231



Property Ref:
WIT106231 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


allen & harris



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28
6AF



allenandharris.co.uk