



2, College Place,
Witney, Oxfordshire

2 College Place, Witney, Oxfordshire, OX29 7BT

Guide Price £485,000 Freehold

An almost new and attractively constructed, four bedroom detached house offering spacious family accommodation throughout, offered to the market with the benefit of no ongoing chain.

• No onward chain • c.40' southerly facing garden • Single garage and parking for comfortably two vehicles • Superb kitchen/dining/family room with integrated appliances • Some fitted blinds, carpets • Almost new, in excellent order throughout • 2 bathroom facilities plus a ground floor cloakroom • 4 bedrooms • 2 reception rooms • Gas central heating



LOCATION

Witney offers great shopping and there are local schools, health and leisure facilities, as well as easy access to nearby Oxford and the M40. Witney offers a great mix of shopping with smaller independent retailers and larger national stores. Famous for its Witney blankets the town is steeped in history. Today you can enjoy pubs, restaurants, museums, a cinema, a leisure, sports clubs, a golf centre and the tranquil Witney lakes and Meadows. Cogges Manor Farm is a working Victorian museum and you'll find 12th century archaeological remains at Bishops' Palace. The Cotswold Wildlife park at Burford is great for animal-lovers and regal Blenheim Palace is only 13 miles away. A few minutes drive takes you to the Cotswold Area of Outstanding Natural Beauty with its pretty market towns and quintessential English villages. For education, nearby are West Witney Primary and Queen Emma's Primary and others include Our Ladys of Lourdes Primary, The Batt Church of England Primary School and Tower Hill Primary School. For senior students there's te Henry Box School and Wood green School, where The Kings School is independent Christian school for both primary and senior pupils. For further education there is Abingdon and Witney College.

DESCRIPTION

An almost new and attractively constructed, four bedroom detached house offering spacious family accommodation throughout, offered to the market with the benefit of no ongoing chain.

To the ground floor a particular feature of this property is a well appointed and spacious kitchen/dining/family room, which has a range of integrated appliances and French doors to the garden; there is also a good sized sitting room and a study/snug, as well as a downstairs cloakroom and entrance hall.

To the first floor are four good sized bedrooms, one with an en suite shower room and there is also a separate family bathroom.

Outside, the property benefits from a good sized southerly facing garden approaching 40' which wraps around a large single garage to the side; the garage also has parking in front for comfortably two vehicles.

Neutrally decorated throughout with grey carpets and flooring, some fitted blinds are also included.

EER-B.

SERVICES

All mains services connected.

Gas fired central heating via radiators.

FLOOR AREA

1566.00 sq ft

West Oxfordshire District Council

COUNCIL TAX BAND E



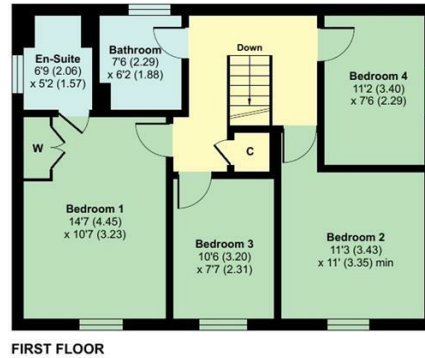
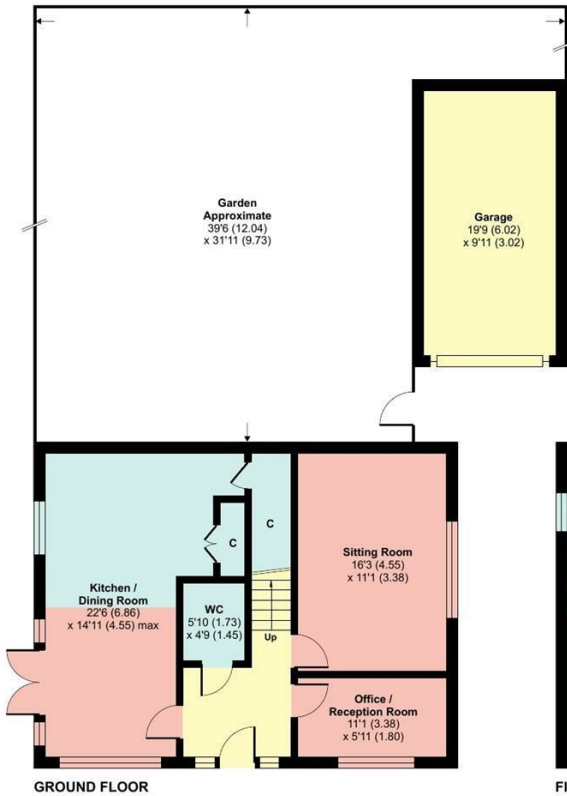
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Approximate Area = 1360 sq ft / 126.3 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 1556 sq ft / 144.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

DIRECTIONS TO OX29 7BT

Sat Nav OX29 7BT

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What3Words:



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Douglas and Simmons Ltd. REF: 1025259

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not are deemed to be removable by the Vendor unless specifically itemised in the sales particulars.

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While we endeavour to make our sales particulars accurate and reliable if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Viewing strictly by appointment with the agents
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