

SPRING MEADOW


WITNEY
OX28 5DJ

8 Spring Meadow

Witney OX28 5DJ

Located on the western edge of Witney this beautiful home is in 'show home' condition and offers approx. 1716 sq ft of living space with a modern and contemporary layout across three floors. Nicely proportioned the stylish accommodation includes a dual aspect dining room, fabulous kitchen/breakfast room fitted with a wide range of gloss units and integrated appliances. The seating area enjoys a view across the garden through the double opening doors. The sitting room is also dual aspect with doors to the paved patio and is a lovely space for relaxing. The cloakroom and good size entrance hall completes the ground floor picture. To the first floor there is an ensuite bedroom, two further bedrooms and study, The top floor offers a double bedroom with ensuite shower room.

Beautifully landscaped and home to a host of plants, flowers and shrubs the garden affords a high degree of privacy. There are several seating areas ideally located to enjoy the sun including a covered area ideal for those evening barbecues. The double garage and two car driveway provide excellent parking.

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Landscaped

Guide Price: £600,000







Council Tax:
Band F - £3,288

Parking
Double Garage & 2
Car Driveway

Local Authority
West Oxfordshire
District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90-101	A		93
81-89	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85	93

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
90-101	A		92
81-89	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		85	92

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“Agent's comment”

Spring Meadow is an attractive small development within walking distance of all amenities and is on a main bus link into the town/Oxford and Cheltenham.

Presented in superb condition throughout the new owner could move straight in and not have to entertain any DIY for quite a while.

The private garden is a true delight and perfectly complements the indoor family living space, there is ample room for socialising both inside and out.

Viewing is highly recommended.

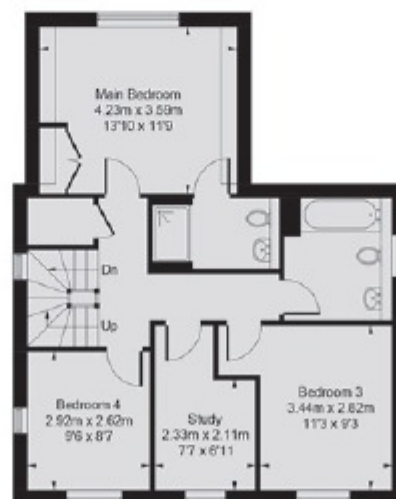


Approximate Gross Internal Area = 159.4 sq m / 1716 sq ft
 Garage = 34.5 sq m / 371 sq ft
 Total = 193.9 sq m / 2087 sq ft

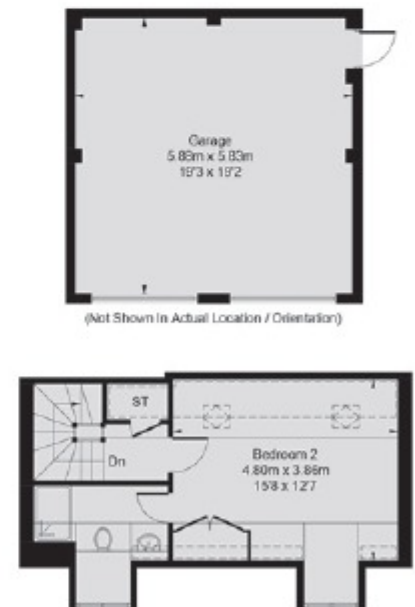
 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor



Second Floor



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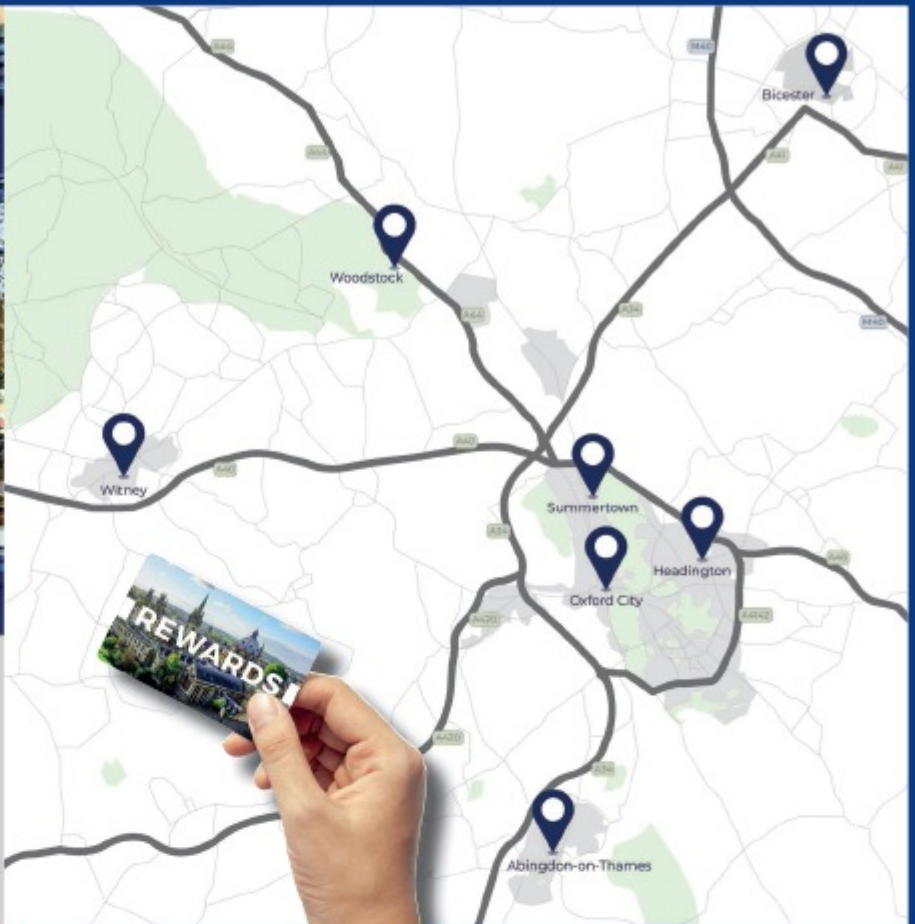
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