



Wises Cottage, Curbridge

# Wises Cottage, 1 Batts Row

Main Road, Curbridge OX29 7NT

## £450,000

Guide Price



Positioned in the heart of the desirable village of Curbridge this family home offers well-proportioned accommodation presented in excellent order throughout. The kitchen offers a wide range of modern units with integrated double oven, hob and extractor. Natural light fills the sizeable sitting room with its fireplace and stove creating a wonderful space for both relaxation and dining. A ground floor shower room completes the ground floor area.

The principal bedroom has a contemporary fitted ensuite shower room with two further double bedrooms and cloakroom on the first floor.

Set to the front and side the generous garden offers an area set with low maintenance in mind with an old well, this in turn opens to a private lawn area with patio area to enjoy Summer evenings.

Enjoying the pleasures of village life yet it is just a short drive to the thriving town of Witney and A40 for access to Oxford, a viewing of this wonderful property is highly recommended.

### Agent's Comment

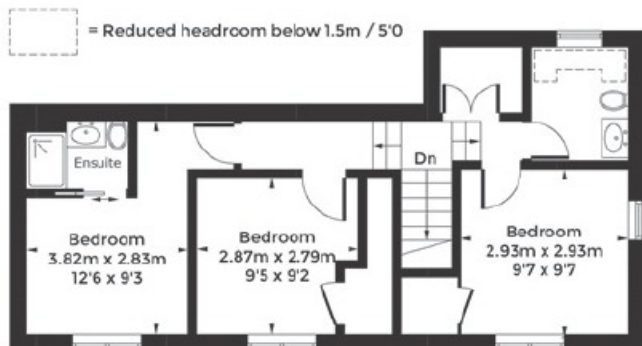
*"Presented in great order throughout, this super family home enjoys a good size garden with a feature well"*



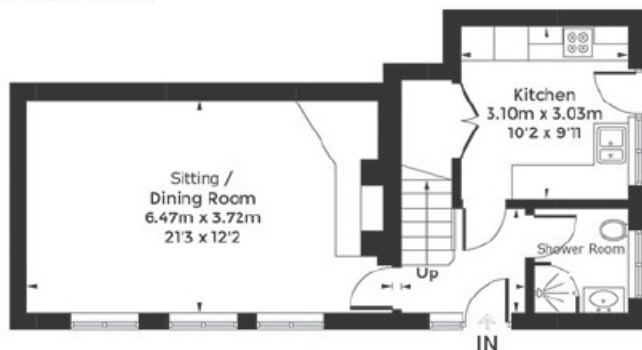


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Approximate Gross Internal Area = 87.0 sq m / 943 sq ft  
 Garage = 18.7 sq m / 201 sq ft  
 Wood store = 6.5 sq m / 70 sq ft  
 Total = 112.2 sq m / 1214 sq ft



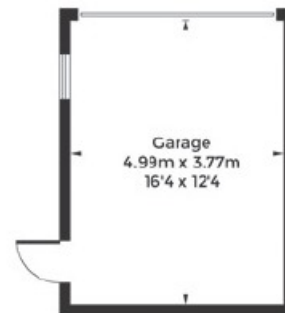
**First Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

**Breckon & Breckon**

est. 1947

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**Oxford city centre**

Tel: 01865 244735 (sales)  
 Tel: 01865 201111 (letting)

**Summertown**

Tel: 01865 310300 (sales)  
 Tel: 01865 558999 (apartments)

**Headington**

Tel: 01865 750200 (sales)  
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Tel: 01993 811881 (sales)  
 Tel: 01993 810100 (letting)

**Witney**

Tel: 01993 776775 (sales)  
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**Council Tax Band:**

Band D - £2161.48

**Local Authority:**

West Oxfordshire District Council

