



Woodgreen, Witney

15 Woodgreen

Witney OX28 1DF

£325,000

Guide Price



Enjoying a prime spot on the beautiful Woodgreen and close to the Holy Trinity Church this delightful cottage is offered with no onward chain. 15 Woodgreen is an elegant Victorian cottage, ideally situated within walking distance of Witney town centre.

This characterful home offers a welcoming entrance porch, good size sitting room to the front and contemporary fitted kitchen with a good range of units including integrated appliances. This space is open to the dining area and the whole is filled with natural light from the patio doors to the courtyard garden which affords a high degree of privacy.

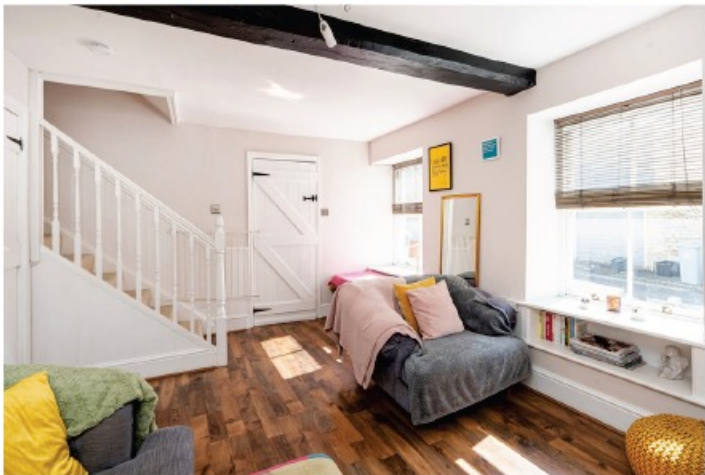
There are two bedrooms over two floors and these are well served by the refitted family bathroom. A rare opportunity to enjoy period living in this highly desirable location. A home to fall in love with!

Agent's Comment

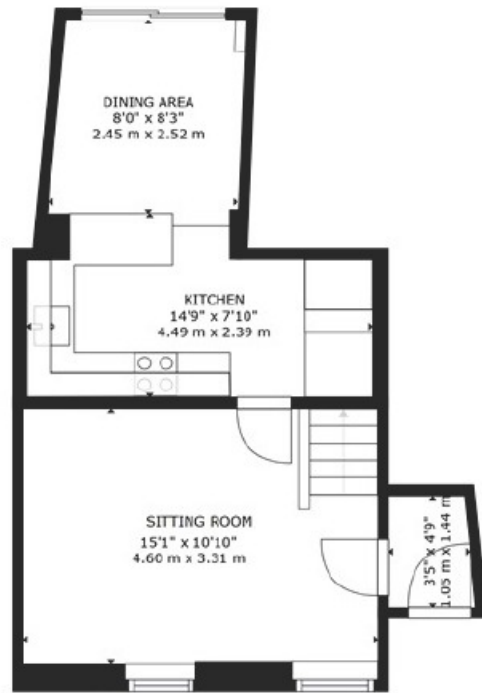
"A truly delightful property combining character features with a contemporary finish and all within walking distance of the town"



Courtyard



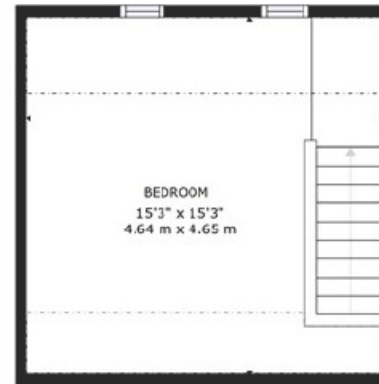
IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.



FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 365 sq. ft, 34 m², FLOOR 2: 270 sq. ft, 25 m²
 FLOOR 3: 144 sq. ft, 13 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 67 sq. ft, 6 m²
 TOTAL: 780 sq. ft, 72 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Breckon & Breckon

est. 1947

Witney

01993 776 775

10 Market Square

Witney, Oxfordshire

OX28 6BB

witney@breckon.co.uk

breckon.co.uk



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)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock

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

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band C - £2,125.53

Local Authority:

West Oxfordshire District Council

