



Hedgehog Lane, Witney

# 19 Hedgehog Lane

Witney OX28 6PD

## £475,000

Guide Price



### Agent's Comment

*"Enjoying a quiet spot close to the town and countryside walks along the River Windrush"*

Located within a short distance of both the town's amenities and countryside walks this immaculate family home is just under four years old and offers well-proportioned accommodation across three floors. The fabulous open plan kitchen/dining area is dual aspect with a bay window and doors to the garden creating an ideal space for family entertaining. This is a wonderful hub to the home and the separate utility room with rear access just adds to the practical and spacious feel of the ground floor. The sizeable sitting room with a bay window to the front offers a superb place to relax and the cloakroom completes the ground floor picture. The principal ensuite bedroom with a range of fitted wardrobes sits on the first floor alongside bedroom two and contemporary fitted bathroom. The second floor is home to two bedrooms (one currently set as an office) and a modern shower room.

Externally the sunny rear garden is fully enclosed with lawn and a patio area for alfresco dining/entertaining. There is driveway parking and garage to the rear with pedestrian gate to the garden.





**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 misstatement. 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.

**Breckon & Breckon**

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## 19 Hedgehog Lane

Approximate Gross Internal Area = 144.0 sq m / 1550 sq ft  
(Including Garage)

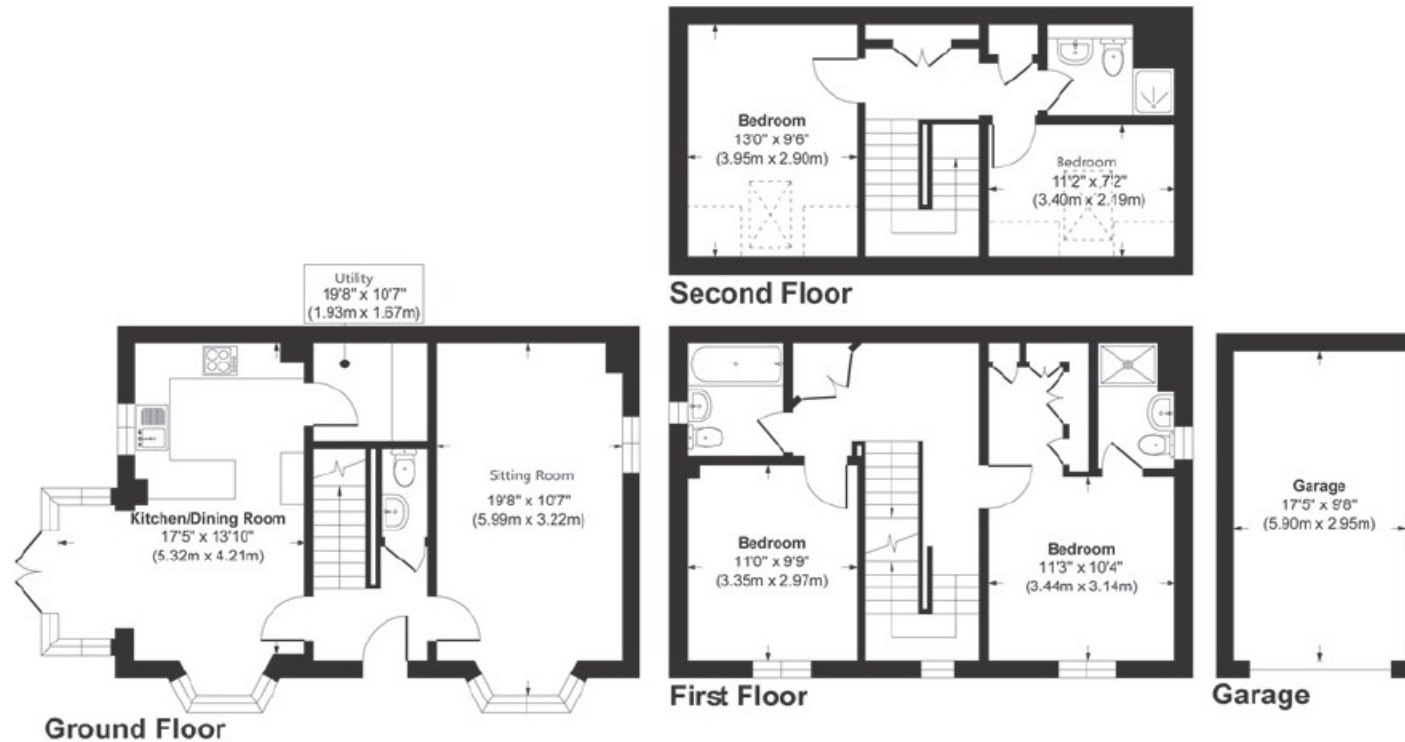


Illustration for identification purpose only, measurements approximate, and not to scale.



### 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 E - £2,922.6

### Local Authority:

West Oxfordshire District Council

