

9 BOWLES AVENUE

WITNEY OX28 0BF

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Enjoying a prime spot in the desirable village of Minster Lovell with its easy access to Witney/Oxford and on the doorstep of the Cotswolds, this wonderful family home is beautifully presented. The spacious accommodation includes a fabulous, contemporary fitted kitchen with a wide range of, integrated appliances, breakfast bar which flows to the light-filled space for dining, ideal for family entertaining, the doors to the garden allow light to fill this room. The sitting room is a superb size for relaxing and again enjoys plenty of natural light. The cloakroom and study/playroom complete the ground floor picture. The principal bedroom has an ensuite with three further bedrooms well served by the modern bathroom.

Externally, the south-facing, sunny garden has been landscaped with a superb patio area ideal for alfresco entertaining and it's a great safe space for children and pets alike. The garage and driveway are further attributes. This superb property is within



4



2



2



Enclosed

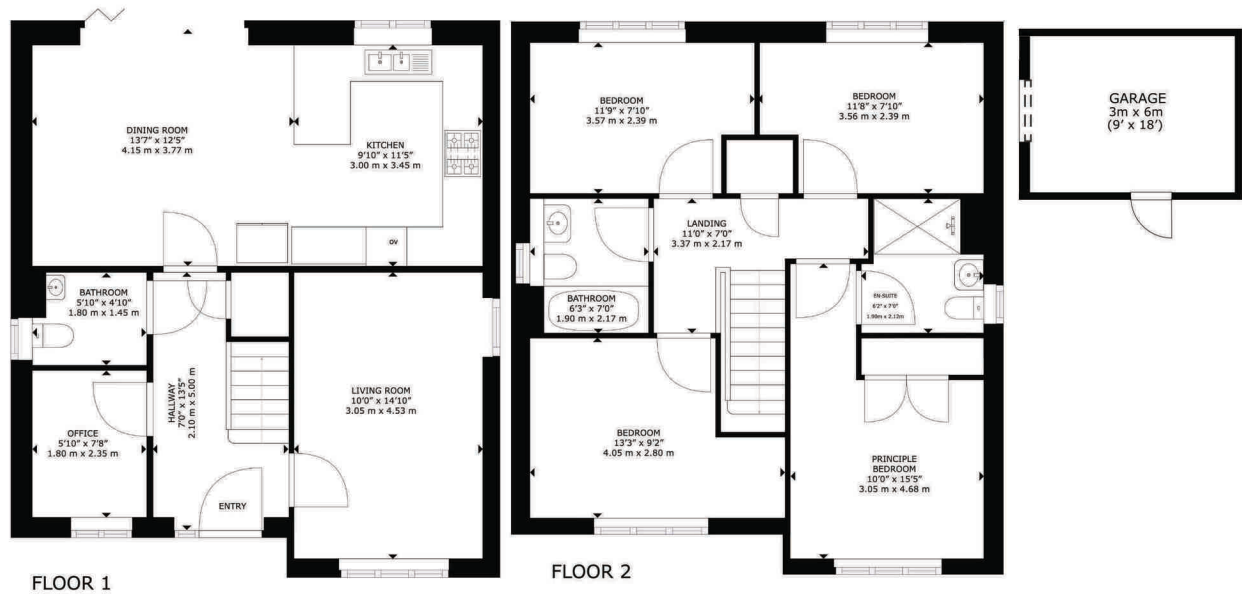
GUIDE PRICE

£550,000





Bowles Avenue Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 602 sq. ft, 56 m² FLOOR 2: 597 sq. ft, 55 m²
FLOOR PLAN: 1,199 sq. ft, 111 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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Council Tax:
Band E - £2,781.68

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

LOCATION COMMENT

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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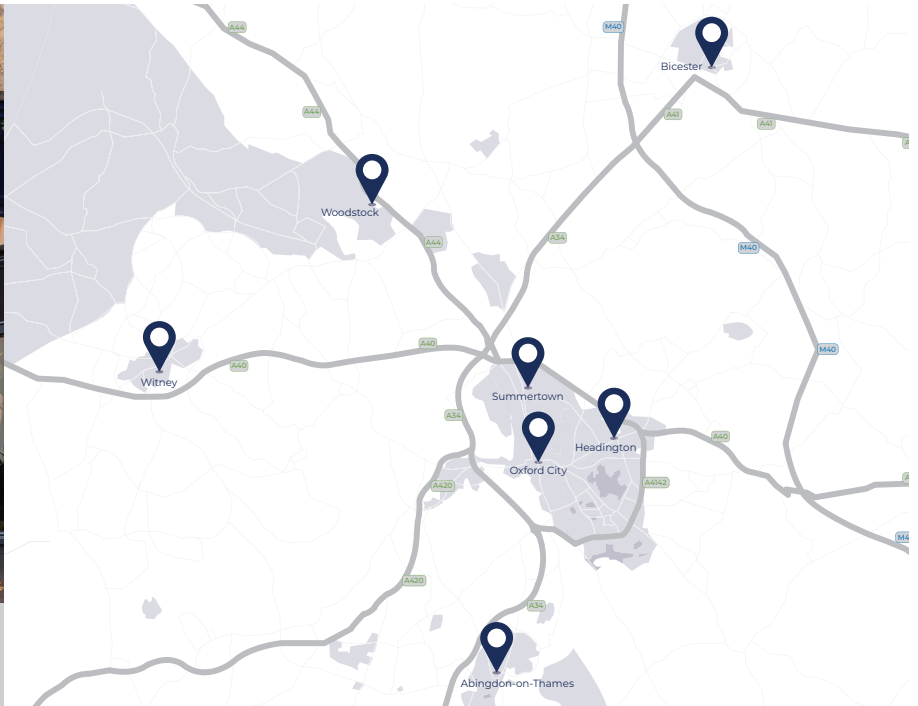
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