

26 CRAWLEY ROAD

WITNEY OX28 1HT

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Enjoying a lovely position on the northern edge of Witney overlooking the Windrush Valley this wonderful semi-detached family home has been in the same ownership for 30 years. Presented in good order throughout the extended living space offers spacious accommodation across two floors. The kitchen/breakfast is fitted with a wide range of white gloss units with integrated appliances and space for white goods. The sitting room offers plenty of space for family relaxing with a separate dining room and study/third reception. The WC completes the ground floor. There are three bedrooms and family bathroom to the first floor. The loft is part boarded and offers scope for extension STPP.

The garden is bound by tall hedging and provides a super outdoor space with good privacy. There is an area of lawn and gravel providing a lovely spot to sit and enjoy some alfresco entertaining. The garage with additional gated parking is an excellent

GUIDE PRICE

£400,000



3



2



1

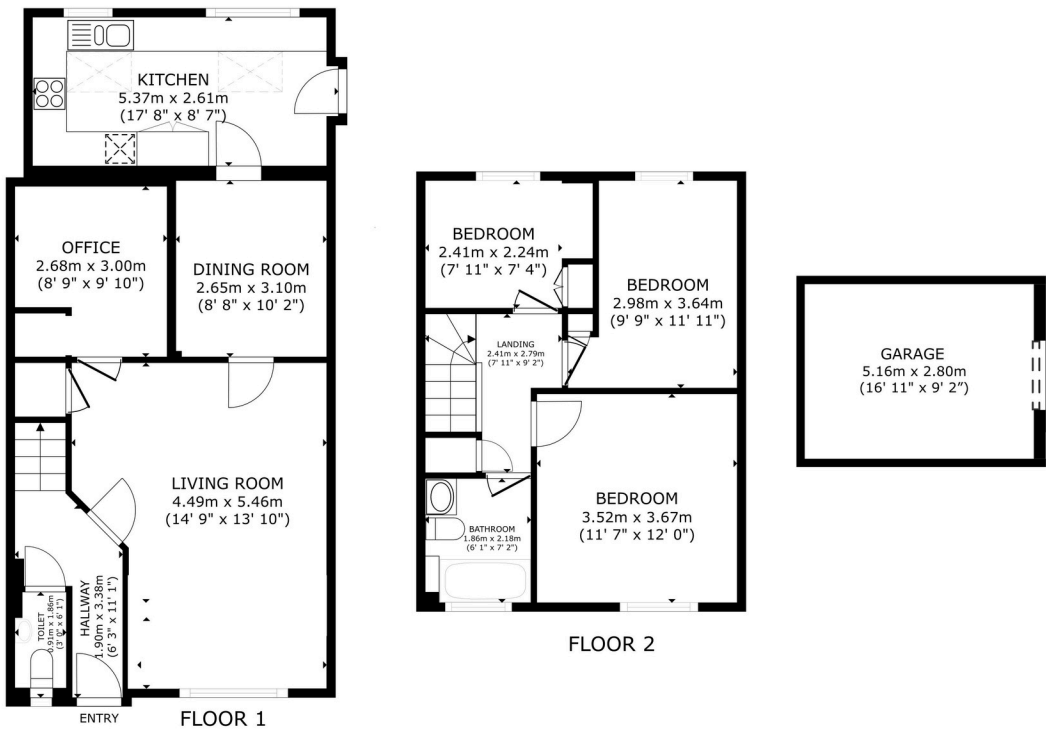


Enclosed





Crawley Road Floor Plan



GROSS INTERNAL AREA
FLOOR 1 64.1 m² (690 sq.ft.) FLOOR 2 40.6 m² (437 sq.ft.)
TOTAL : 104.8 m² (1,128 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2,391.22

Parking:
Off-street parking & Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	73	
(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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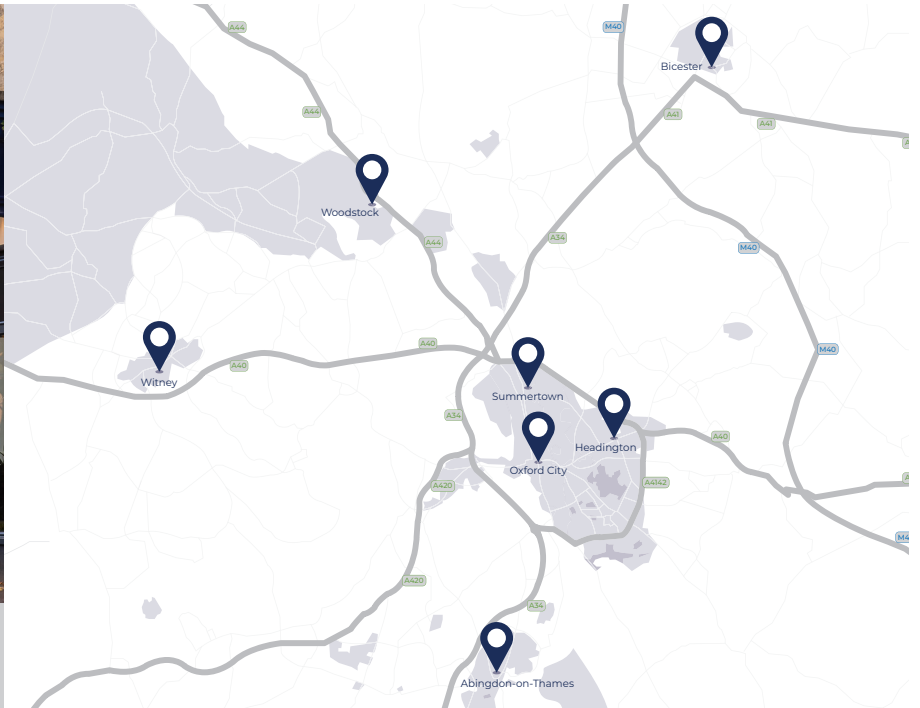
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