

# 6 MARSH WALK

WITNEY, OX28 1YF

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Set back from the road along a quiet path and just a short walk from the bustling town centre with its many shops, eateries and recreational facilities, this well presented coach house enjoys views towards the River Windrush. The spacious accommodation includes a light and airy living area with plenty of room for sofa relaxing and table and chairs or study area. The well-appointed kitchen has a good range of units and a bar for breakfast dining, with two double bedrooms and a modern bathroom. The garage and parking for one complete the picture.

An appointment to view is highly recommended to fully appreciate the space this apartment has to offer and the delightful position close to both the town, main bus links and riverside walks.

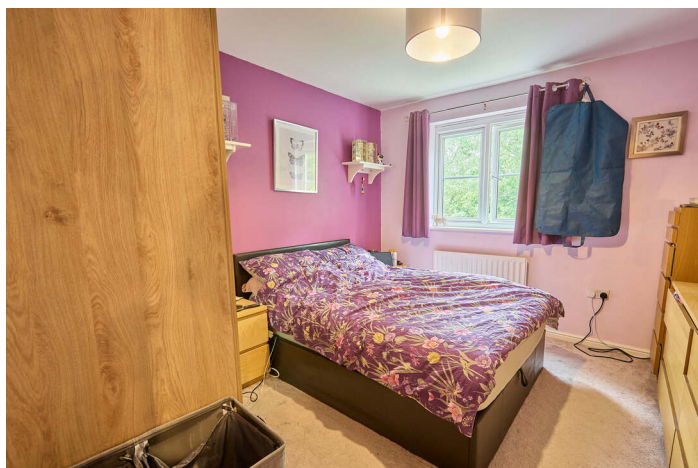


## GUIDE PRICE

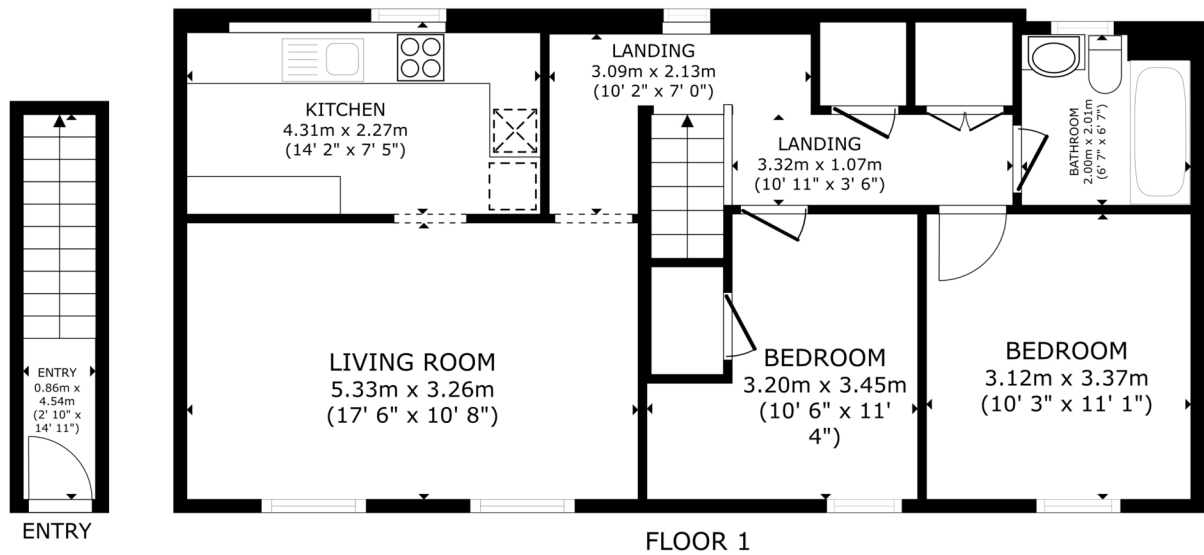
**£270,000**











GROSS INTERNAL AREA  
FLOOR 1 3.9 m<sup>2</sup> (42 sq.ft.) FLOOR 2 66.4 m<sup>2</sup> (715 sq.ft.)  
TOTAL : 70.3 m<sup>2</sup> (757 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band B - £1,965.78

**Parking:**  
Off-street parking & Garage

**Local Authority:**  
West Oxfordshire District Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



# “LOCATION COMMENT

*Witney is a country town steeped in history, but with good modern amenities and a bustling community life. The Leisure centre caters for a variety of sports and there are excellent schools, including a number of church schools. The Woolgate centre and other smaller shops have been supplemented by a new central shopping precinct with major names such as Marks & Spencer and a multi-screen cinema. Public transport is available from outlying villages and from Witney to Oxford and a mainline rail link is in the nearby village of Long Hanborough.*





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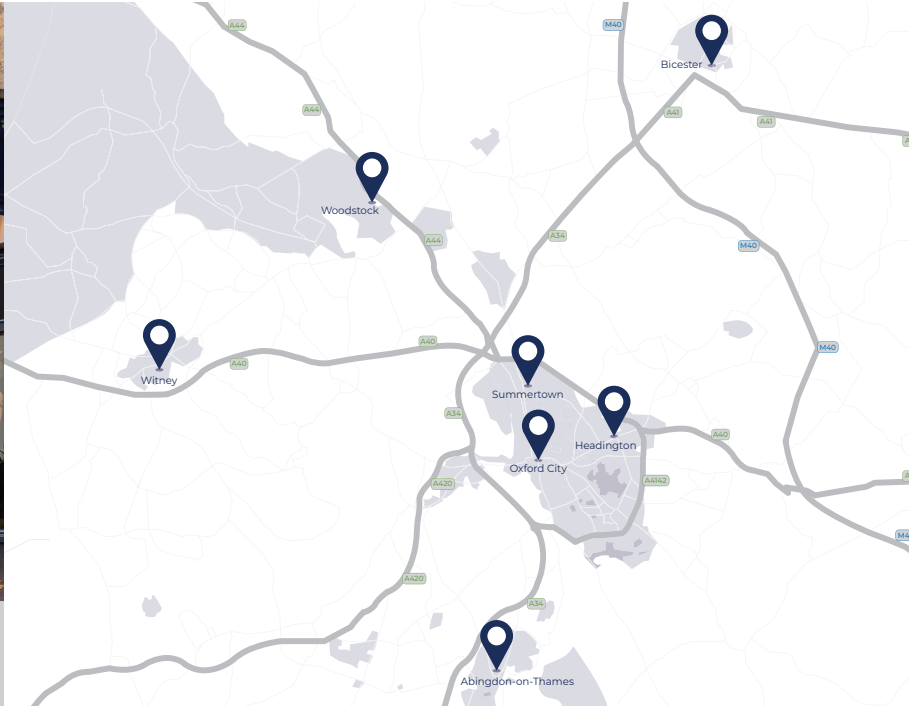
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Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: witney@breckon.co.uk



FROM LEFT: Alexander Chappell,  
Julia Briggs, Sarah Thomas,  
Madison Peedell, John Bouwer



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