

# 32 WOODGREEN

WITNEY, OX28 1DJ

# 32 Woodgreen

Witney, OX28 1DJ

Enjoying a prime spot on the beautiful Woodgreen and close to Holy Trinity Church this delightful cottage has been in the same family ownership for many years, a testament to the fabulous location and charm of this lovely property. The characterful accommodation offers a sitting room with stone fireplace, exposed beams and stove, a wonderful space for family relaxing. Steps rise to a study area which in turn flows through to the fabulous, dual aspect Aga kitchen with ample space for family dining. Natural light fills the second dual aspect reception room with a feature fireplace and door to the garden to be enjoyed. The wet room completes the superb ground floor picture. There are four double bedrooms and two bathrooms.

Externally, the truly delightful gardens were professionally designed by Richard Key who has won a number of awards, including at the Chelsea Flower Show and Hampton Court Palace Flower Show.

## GUIDE PRICE

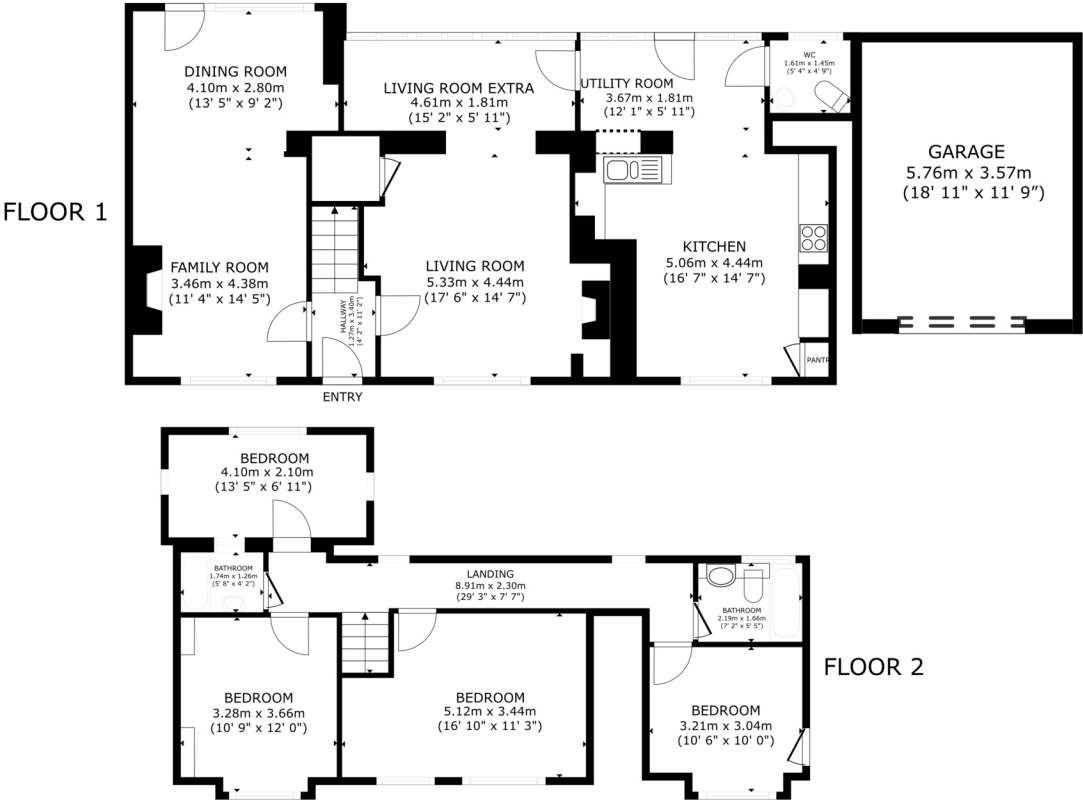
**£650,000**



Landscaped







GROSS INTERNAL AREA (EXCLUDING GARAGE)  
FLOOR 1 94.8 m<sup>2</sup> (1,021 sq.ft.) FLOOR 2 74.1 m<sup>2</sup> (797 sq.ft.)  
TOTAL : 160.3 m<sup>2</sup> (1,726 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
Band G - £4,212.38

**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		82
(69-80)	C		
(55-68)	D	61	
(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 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.*



## OUR NETWORK OF OFFICES ACROSS OXFORDSHIRE

Breckon & Breckon  
est.1947



**Every office** has access to  
**every buyer** registered across  
our network of seven offices.

Sharing a single database of  
buyers ensures maximum  
exposure for our clients.

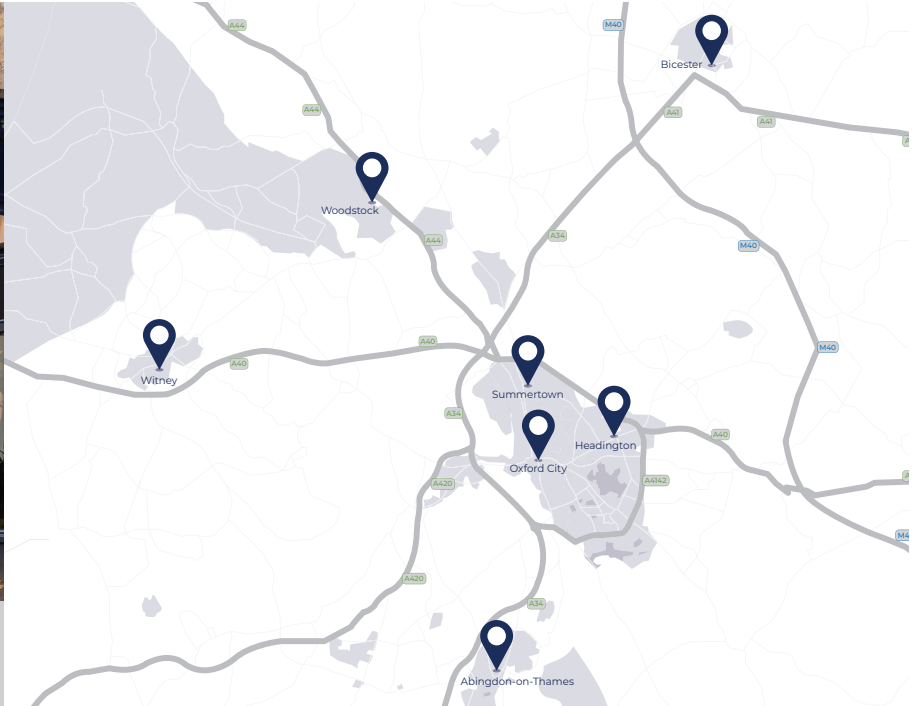
### Witney Sales

10 Market Square  
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



### Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: summertown@breckon.co.uk

### Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: post@breckon.co.uk

### Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
e: headington@breckon.co.uk

### Abingdon-on-Thames

t: 01235 550 550 (sales)  
t: 01235 554 040 (letting)  
e: abingdon@breckon.co.uk

### Woodstock

t: 01993 811 881 (sales)  
t: 01993 810 100 (letting)  
e: woodstock@breckon.co.uk

### Bicester

t: 01869 24 24 23 (sales & letting)  
e: bicester@breckon.co.uk

### New Homes

t: 01865 261 222  
e: newhomes@breckon.co.uk

### Land Team

t: 01865 558 999  
e: land@breckon.co.uk

### Letting and Property Management

t: 01865 20 1111  
e: lettings@breckon.co.uk

### Creative Department

t: 01865 310 300  
e: creative@breckon.co.uk

### Bespoke by Breckon

t: 01865 765 555  
e: bespoke@breckon.co.uk



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.