

135 WADARDS MEADOW

WITNEY OX28 3YU

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Cogges is on the eastern side of Witney and offers local shops, excellent primary school, Doctors surgery, chemist and Vet practice. It's a short drive to the town centre but also offers a pleasant walk across Langel Common to the heart of the town passing the popular Cogges Farm Museum. This super family home is presented in good order and is being sold with no onward chain. The dual aspect sitting room is a great room providing space for both relaxing with room for study space too. The modern kitchen offers a good range of units with space for table and chairs for family dining with useful utility space just off. and the WC completes the ground floor picture. To the first floor there are three double bedrooms and a contemporary fitted white bathroom suite.

Enclosed by fencing the garden is set with low-maintenance in mind with a paved seating area and lawn, and decked area. An appointment to view is essential to appreciate the delightful Cogges area with its open green areas.

GUIDE PRICE

£350,000

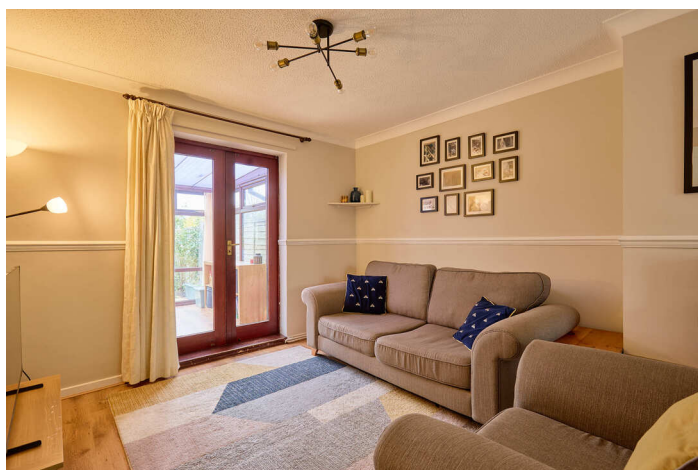
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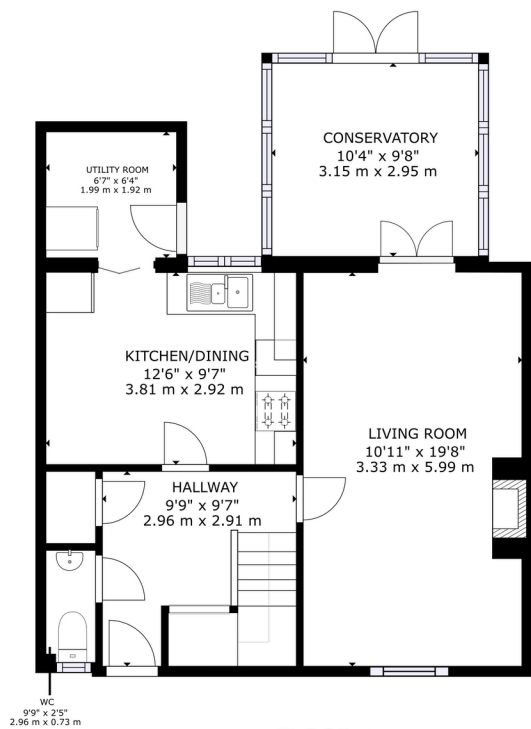
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 **1**

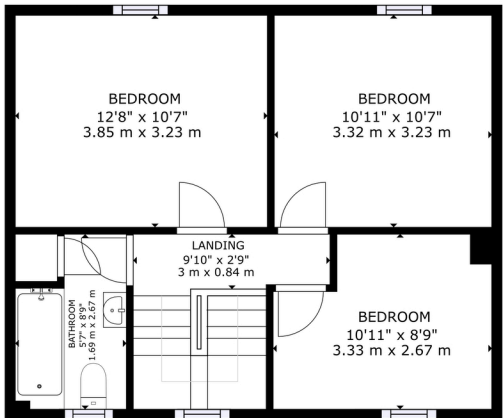

Enclosed







FLOOR 1



FLOOR 2

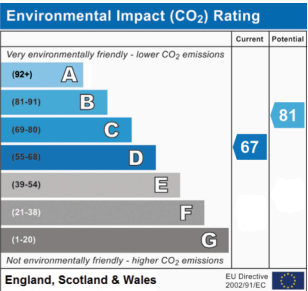
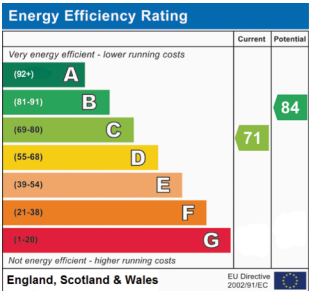
GROSS INTERNAL AREA
FLOOR 1: 624 sq ft, 57.81 m, FLOOR 2: 468 sq ft, 43.52 m
TOTAL: 1092 sq ft, 101.33 m
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band C - £2,065.82

Parking:
On-street parking

Local Authority:
West Oxfordshire District Council



“ 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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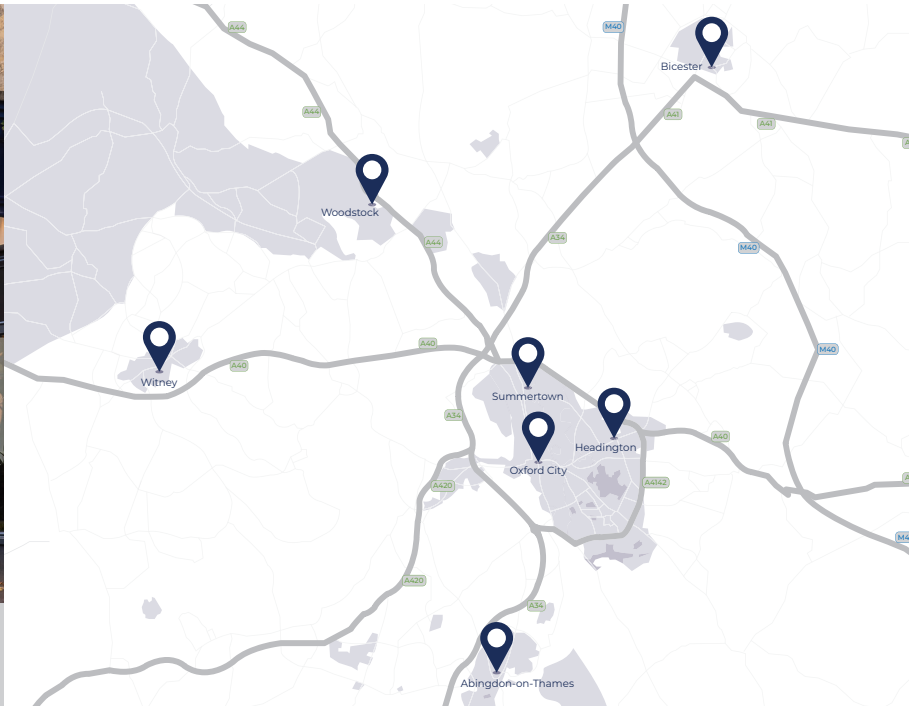
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