

108 THE CROFTS

WITNEY OX28 4AG

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Just a leisurely stroll to Witney town centre and the abundance of facilities on offer this characterful property with beams, and a stone fireplace is being offered with no onward chain. This charming home offers great potential for the new owner to add their stamp to both the inside and out. The dual aspect kitchen offers a good range of units with space for white goods, and the lean-to at the rear of the kitchen lends itself to the creation of a lovely conservatory (stpp). The wood burning stove set on a flagged hearth with beam over creates a wonderful, cosy place to relax on Winter evenings. Bound by a mix of stone wall and fencing the generous rear garden affords a good degree of privacy. There is ample space for both alfresco dining, a lawn, and possibly a vegetable patch for the budding gardener. A stone outbuilding to the front with double opening barn style doors lends itself to updating to provide a garage or possibly a home office, again regulations. The driveway provides private parking. All in all, this delightful cottage is a canvass to add new life and enjoy town centre living at its best.

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GUIDE PRICE

£350,000



Generous





The Crofts, Witney, OX28 4AG

Approximate Gross Internal Area
Main House = 81.38 sq m / 876 sq ft
Barn/Garage = 17.65 sq m / 190 sq ft
Total = 99.03 sq m / 1066 sq ft

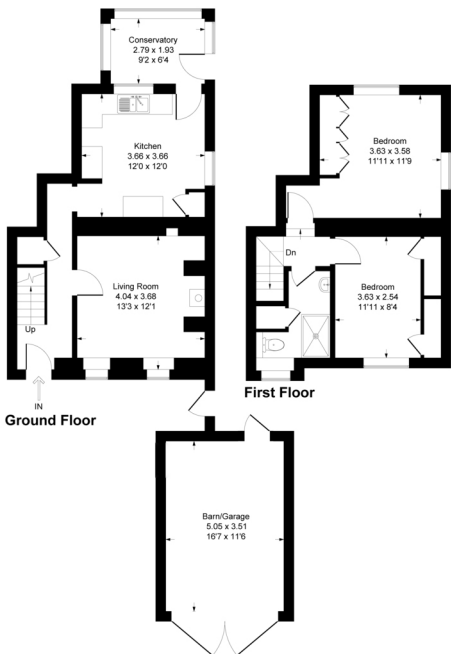


Illustration for identification purpose only, measurements approximate, and not to scale.



Council Tax:
Band C - £2,246.59

Parking:
Off-street parking

Local Authority:
West Oxfordshire District Council

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A (82+)		
B (61-91)		
C (50-80)		
D (39-60)		
E (28-50)		
F (17-38)		
G (1-20)		
Not environmentally friendly - higher CO ₂ emissions		
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.



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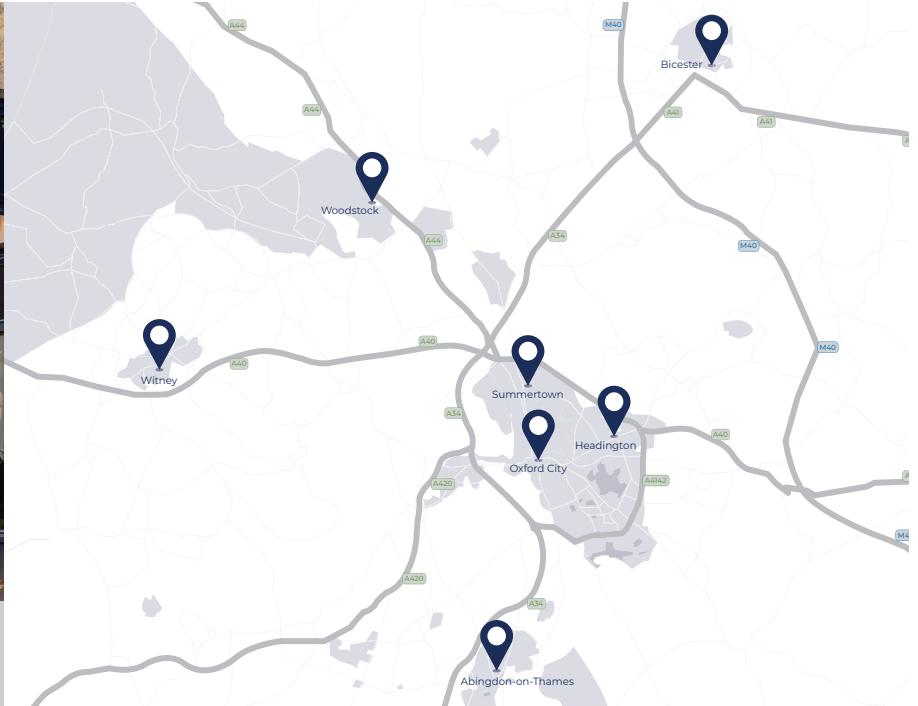
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