

MARTYN COX
— & COMPANY —



16 West End, Witney – OX28 1NE

Welcome to 16 West End

Just a short distance from shops, schooling, countryside walks and a regular bus service to Oxford, this coveted location offers the perfect balance of convenience and connectivity.

Step into history with this enchanting Grade II listed period property which can be found in a sought-after Conservation Area close to the centre of Witney.

The sitting room greets you with a rustic beamed ceiling, exposed stonework, and a wood burning stove for quiet nights in. From here, you will find a dining room and kitchen perfect for culinary enthusiasts. Three bedrooms include a superb second floor main bedroom with plenty of space to relax, sleek bath/shower room, gas central heating and a rear garden complete this characterful home.

With no onward chain, schedule a viewing today and become acquainted with this stunning home.

Council Tax band: D £2,276.52

Tenure: Freehold

Grade II listed character home

Close to town Centre & countryside walks

Living room with beamed ceiling & wood burning stove

Three bedrooms

Dining room & kitchen

Garden

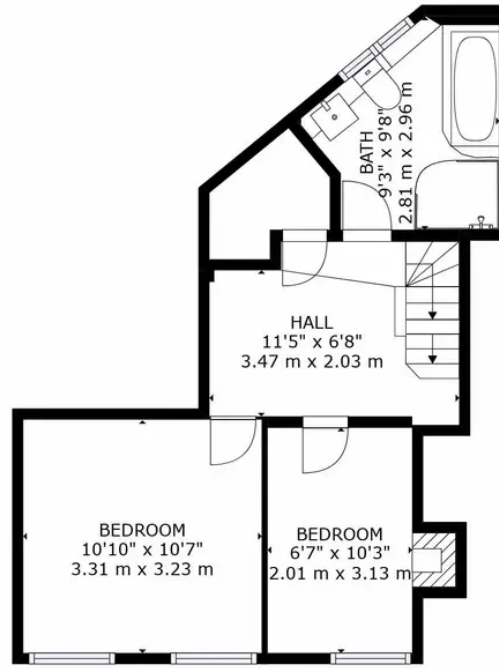
No onward chain



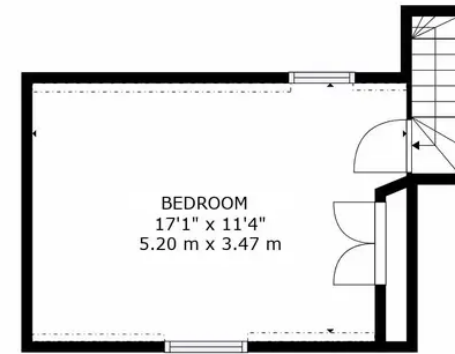




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1: 450 sq. ft, 42 m², FLOOR 2: 382 sq. ft, 35 m²
 FLOOR 3: 207 sq. ft, 19 m², EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 10 sq. ft, 1 m²
 TOTAL: 1039 sq. ft, 97 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only