



101 Burford Road, Witney – OX28 6ED
Witney

Welcome to 101 Burford Road

A most imposing detached residence set amongst an exclusive row of properties on the Burford Road close to Witney town centre.

A welcoming entrance hall through to exquisite & tastefully fitted kitchen with all of the usual refinements that are delivered in a property of this calibre. Ample modern base and wall units accompanied with granite worksurfaces and crowned with a dual plate/4 oven AGA. Window to front aspect and access through to a superb entertaining/dining area with wood burning stove and French doors opening out to the rear courtyard, ideal for alfresco dining. Accessed from the dining area is a cosy snug onto WC and vast reception with vaulted ceiling and full length bi-fold doors opening out onto the stunning rear terrace.

A stylish Mediterranean inspired rear terrace with focal raised central water feature. Thoughtful planting with a variety of trees including stunning Acers and shrubs complimented with further flora and fauna. Gated access to a further 2 garden areas including raised beds for vegetables and a separate lawned space with summer house.

Council Tax band: F £3,177.63

EPC Energy Efficiency Rating: D

6/7 Bedrooms (2 en-suite)

Cinema/Projection room/7th Double bedroom

Large kitchen/breakfasting room with Aga

Integral double garage with electric up/over door

Large garden room and covered BBQ area

A peaceful Mediterranean style rear terrace with two further gated garden areas

Large living room with bi-fold doors opening to large central courtyard







GROSS INTERNAL AREA
 FLOOR 1: 1119 sq ft, 103.95 m², FLOOR 2: 1187 sq ft, 110.31 m², FLOOR 3: 366 sq ft, 33.97 m²
 REDUCE HEADROOM: 69 sq ft, 6.44 m²
 Approximate Gross Internal Area = 248.23 sq m / 2672 sq ft
 Outbuildings = 70.7 sq m / 761 sq ft
 Total = 318.93 sq m / 3433 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Martyn Cox & Company

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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