



101 Burford Road, OX28 6ED

Witney



# 101 Burford Road

Witney

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

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

## Key Features:

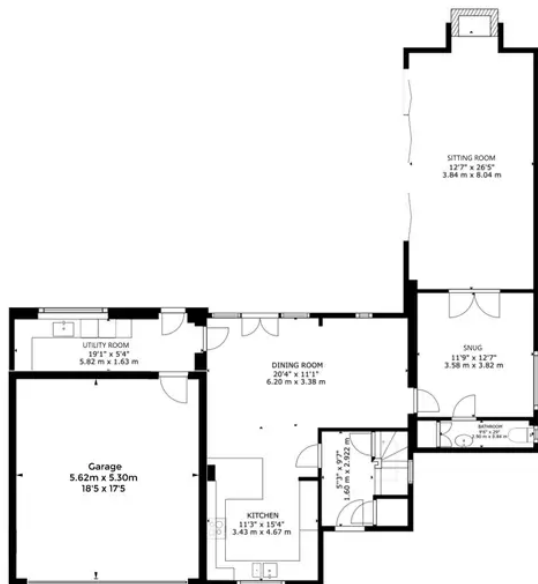
- Six bedrooms
- Three bedrooms (2 en-suite)
- Downstairs cloakroom
- Cinema/projection room
- Large kitchen/dining room
- Integral double garage
- Utility room
- Large garden room and covered BBQ area
- Mediterranean style rear terrace
- Two further garden areas
- Large living room with bi-fold doors opening to the large central courtyard.
- Gated driveway



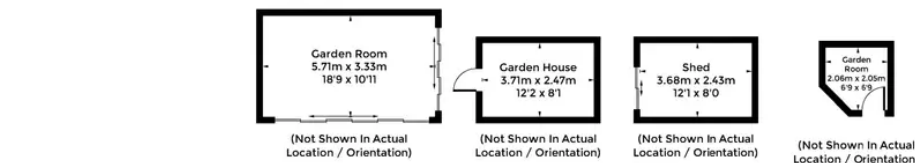








FLOOR 1

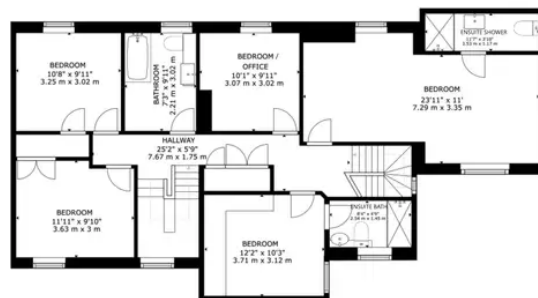


(Not Shown In Actual Location / Orientation)

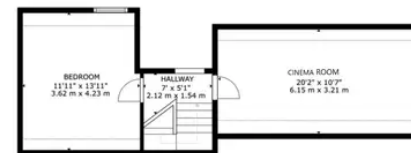
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FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1: 1119 sq ft, 103.95 m<sup>2</sup>, FLOOR 2: 1187 sq ft, 110.31 m<sup>2</sup>, FLOOR 3: 366 sq ft, 33.97 m<sup>2</sup>  
 REDUCE HEADROOM: 69 sq ft, 6.44 m<sup>2</sup>  
 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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These particulars are approximate and for illustrative purposes only. They have been prepared in good faith and not intended to be part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. photos, measurements, floor plans, distances, lease details, services charges and ground rent are given as a guide only.