

MARTYN COX
— & COMPANY —



11 Oakfield Place

Witney, OX28 4NH

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Witney

Quietly and discreetly placed on a private road extending off Church Green in the centre of Witney.

The property offers a generous open-plan layout on the ground floor, comprising a modern, fully-fitted kitchen, sitting and dining area leading onto a much-loved private garden. The first floor features two good-sized bedrooms, a spacious airing cupboard, and one family bathroom. The main bedroom spans the entire top floor and includes its own private bathroom, fitted wardrobe, and an additional storage cupboard.

The property benefits from a downstairs WC, one allocated parking space, a separate garage, and communal grounds maintained under the supervision of a management company.

Council Tax band: E

Tenure: Freehold with common managed areas

Key Features:

- Three Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Open Plan Kitchen/Dining/Living Area
- Private Garden
- Allocated Parking Space
- Garage
- Within Witney's Conservation Area




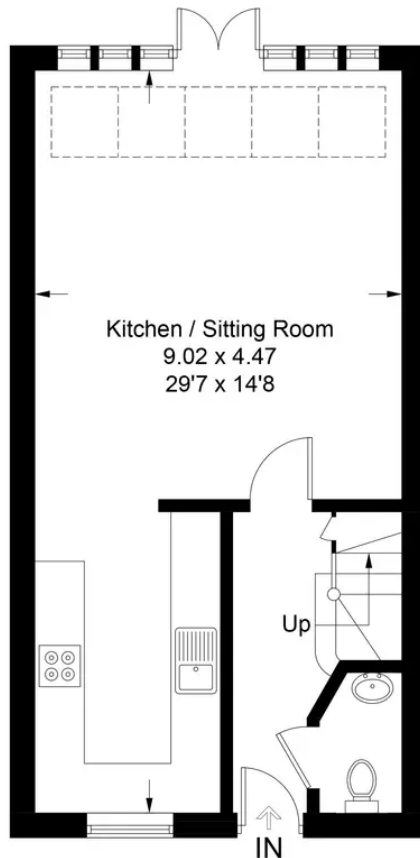


Oakfield Place

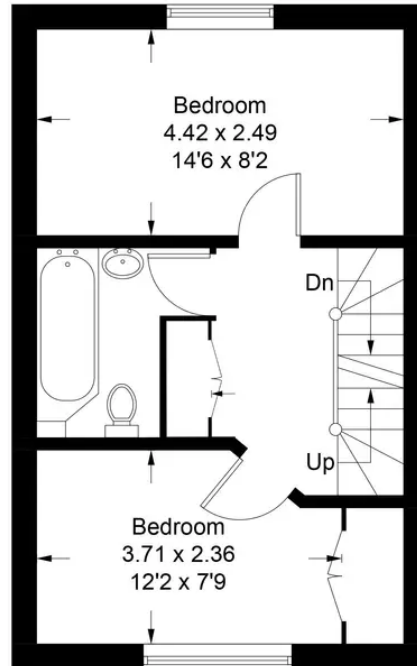
Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 117.5 sq m / 1264 sq ft



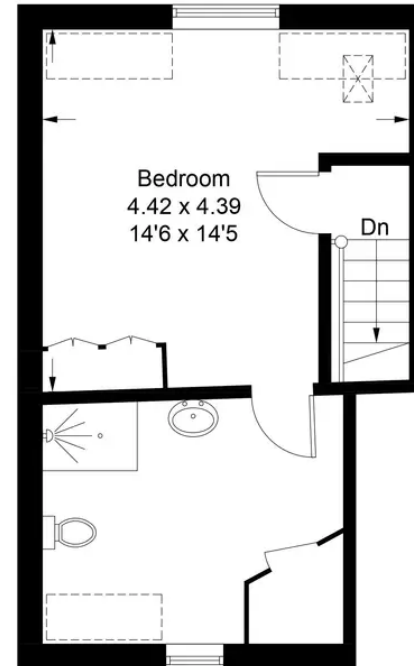
 = Reduced headroom below 1.5m / 5'0



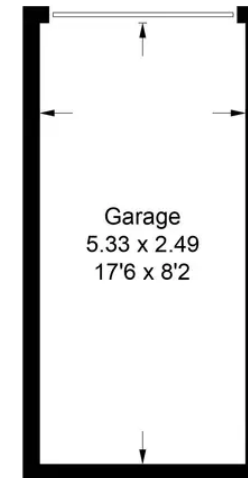
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1096748)

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.