

MARTYN COX  
— & COMPANY —



Wychwood, Stanton Harcourt Road, South Leigh, Witney, OX29 6XQ.



## Wychwood, Stanton Harcourt Road, South Leigh OX29 6XQ.

An impressive three/four bedroom link detached bungalow enjoying a lovely village setting within easy reach of Witney town centre and the A40 for Oxford/Cheltenham.

The flexible and nicely presented accommodation briefly comprises entrance hall, a sitting room with fireplace, lovely kitchen/breakfast room, dining room, four bedrooms (fourth bedroom or study), an ensuite shower room and main bathroom. Long garage (c.29'7") currently used as storage, driveway parking and lovely gardens.

Gas central heating. Formerly private drainage and now mains drainage. In 2007, a ditch overflowed into the property due to extreme weather and a number of steps have been taken to mitigate further flood risks. Please contact our office for further information.

Council Tax Band: E. Tenure: Freehold.

- Lovely village setting
- Impressive three/four bedroom bungalow
- Study or fourth bedroom
- Two reception rooms
- Kitchen
- Bathroom & ensuite shower room
- Long garage (currently used as storage)
- Driveway parking
- Good size gardens









# Wychwood Stanton Harcourt Rd, Witney, OX29 6XQ, GB

Approximate Gross Internal Area = 151.0 sq m / 1626 sq ft  
(Including Garage)

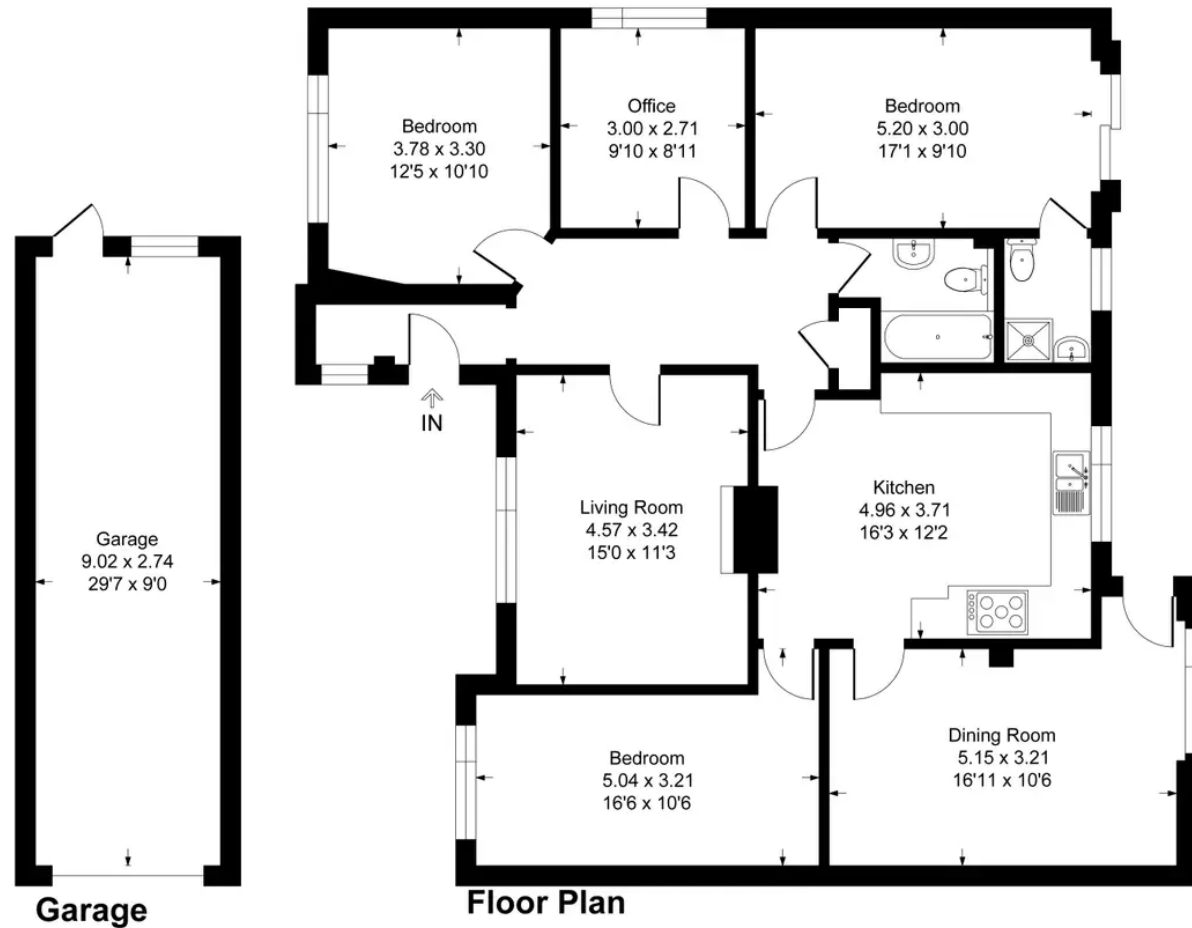


Illustration for identification purpose only, measurements approximate, and not to scale.

## 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.