



11 Oakdale Lane
Witney, Oxfordshire OX28 1GH

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A spacious detached house situated in a popular location on the edge of Madley Park. The property was originally built as a 4 bedroom home and has since been redesigned on the first floor to offer 3 double bedrooms, with 2 bedrooms being combined into one large main bedroom suite which includes a large individual ensuite incorporating a double seated shower, and a dressing area. In addition there are 2 further double bedrooms, one with the second ensuite. To the ground floor there is a large reception hall, 3 receptions plus a large kitchen/dining room and a separate utility room. In addition there is a wet room/cloakroom also on the ground floor, and one of the receptions is currently used as the 4th bedroom. The property has gas central heating and double glazing, plus a double garage, which has been altered to provide a substantial workshop and craft room. Attached to the side of the garage is a very appealing summerhouse, offering the flexibility to work from home. The gardens are private and include a bespoke tiled integrated hot tub. With the added benefit of driveway parking for vehicles to the side.

Material Information:

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2. Three & Vodafone.

Directions

From Woodstock Road proceed along, turning right into Harvest Way and left into Woodley Green. Turn left again and then third left into Oakdale Lane. The property can then be found on the right hand side.

Draft details - may be subject to alterations. 23J26





GROUND FLOOR

Large Entrance Hall

Sitting Room

Living Room

Bedroom 4 / Study

Dining Room

Kitchen

Utility Room

Wet Room/WC

FIRST FLOOR

4 Bedrooms - currently used as 3

2 Ensuites

Family Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

Driveway Parking

Double Garage - which has been altered to provide a substantial workshop & craft room

Summerhouse - offering the flexibility to work from home

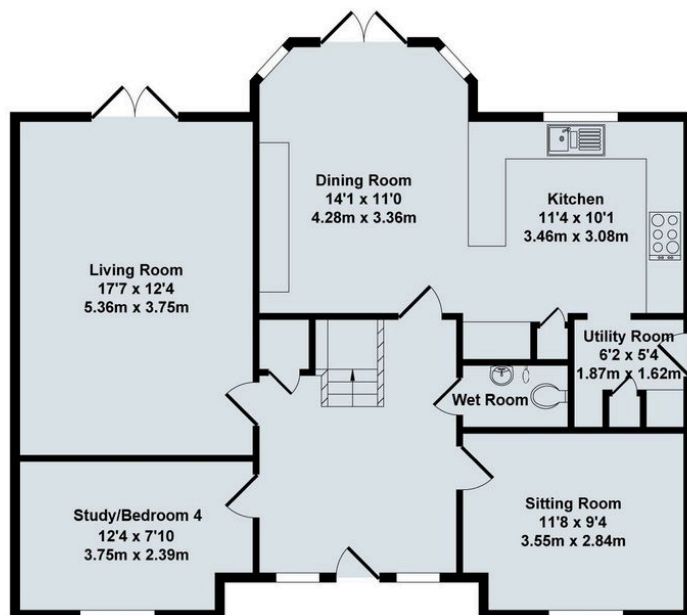
Hot Tub - Integrated, tiled & bespoke

Private Rear Garden

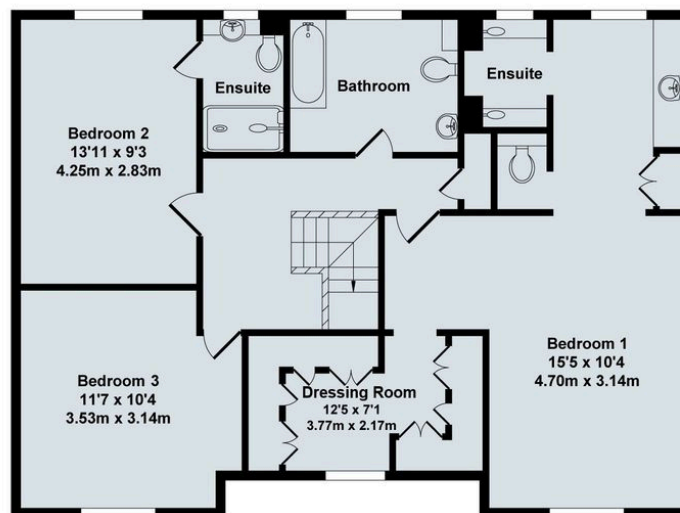
Price £700,000 Freehold

WODC Tax Band F / EPC Rating: 73/C

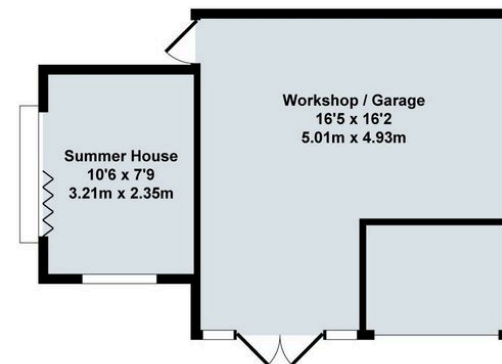




Ground Floor



First Floor



Outbuilding

11 Oakdale Lane

Total Approx. Floor Area 2137 Sq.Ft. (198.50 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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