



# Chene House

6 Maidley Close, Witney, Oxfordshire OX28 1ER

## Chene House, 6 Maidley Close, Witney, Oxfordshire OX28 1ER

A stunning and individual 5 bedroom detached family home, built to a high specification for the sellers in 2014, and set in substantial and mature gardens approaching  $\frac{3}{4}$  acre. The property is conveniently positioned close to Woodgreen, just off Woodstock Road, and within walking distance of the town centre and Wood Green Senior School. The property, with over 3000 sqft, has much character, built in a traditional brick with part wood cladded elevations and exposed oak framing to many rooms. The entrance to the property provides a very pleasant approach to the spacious and airy living space. Leading from the entrance into the kitchen/dining/family room, the main hub of the home, fantastic for entertaining and includes a triple aspect family room with bi-folding doors overlooking the gardens. In addition there is a separate sitting room with a fireplace and wood burner, again with doors to the gardens, plus the additional benefit of a study. Beyond the kitchen area is a utility room which leads to the garage, and off the entrance is the downstairs cloakroom. The first floor offers 5 bedrooms, 4 bathrooms or shower rooms - all being ensuite to the main 4 bedrooms. The main bedroom is of note, with an oak frame and vaulted ceiling, and doors to a balcony overlooking the gardens. The 5th bedroom is above the garage and accessed from a separate staircase, providing a suitable private office. The property has gas central heating and double glazing. Chene House is accessed from a quiet close via gates, and driveway providing parking for several vehicles. The surrounding grounds are lawned and outlined by mature trees and shrubs.

Material Information - sourced from Ofcom:

All mains are connected. Superfast Broadband in available. Mobile & Data Signals: Outdoor - Good for EE, Three, Vodafone & O2.

### Directions

From Witney town centre, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed over the mini roundabout onto Bridge Street, then straight on at the two mini roundabouts onto Woodstock Road. Proceed along, taking the third turning on the left into Early Road. Take the left turn into Maidley Close. Chene House can be found at the end of the close.

Draft details - may be subject to alterations. 02G26





GROUND FLOOR

- Entrance
- Kitchen/Dining/Family Room
- Living Room
- Study
- Cloakroom
- Utility Room

- Double Glazing
- Gas Central Heating

OUTSIDE

- Large Private Gardens - approx. 3/4 acre
- Garage
- Large Driveway Parking

FIRST FLOOR

- 4 Bedrooms
- 3 Ensuites
- Bathroom/Ensuite

Within Walking Distance Of The Town Centre

NO ONWARD CHAIN

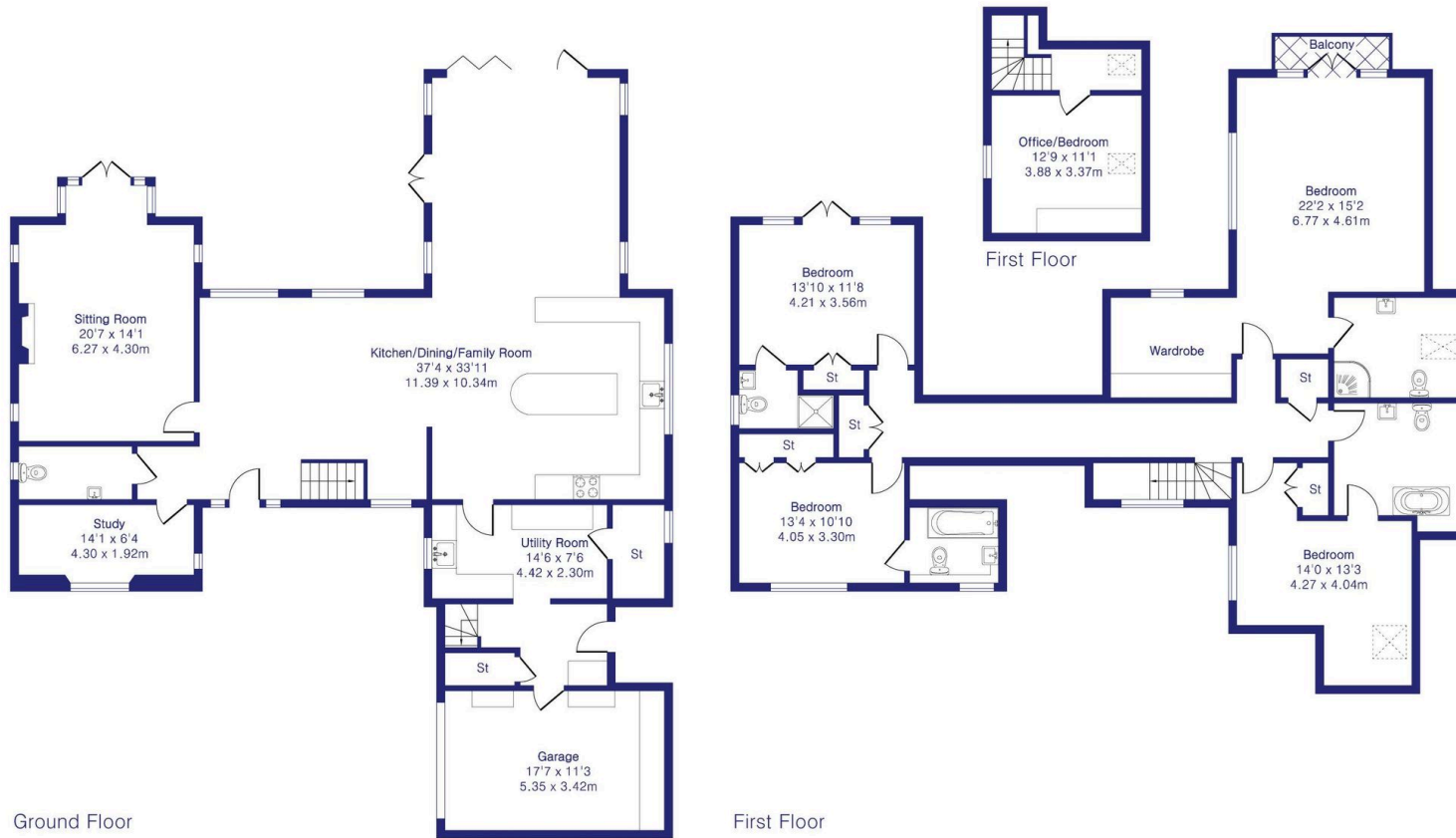
**Price £1,650,000 Freehold**  
**WODC Tax Band G / EPC Rating: 81/B**



**Approximate Gross Internal Area 3311 sq ft - 308 sq m  
(Including Garage)**

Ground Floor Area 1720 sq ft – 160 sq m

First Floor Area 1591 sq ft – 148 sq m



## Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.