



STABLES COTTAGE

2B WEST END, WITNEY OX28 1ND



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Tucked away just off West End, this delightful stone built cottage is presented in excellent order throughout, offering a wonderful blend of character and contemporary comfort. The open plan kitchen and living area is of an excellent size, with doors leading through to the conservatory, creating a light and inviting space that is perfect for both every-day living and entertaining. The kitchen is fitted with a superb range of cottage style units, providing ample storage and workspace, with space for essential white goods and a practical breakfast bar with stools for informal dining. The living area offers ample sofa space for relaxing, and the attractive wooden floor adds to the authentic cottage feel. The conservatory is a super addition.

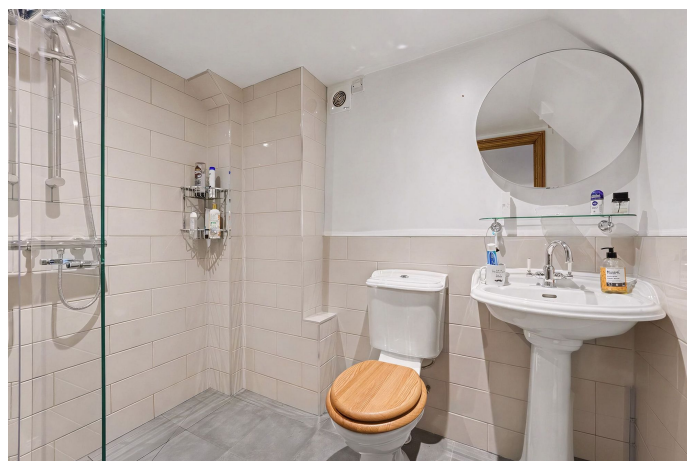
A small courtyard provides a private spot to enjoy relaxing on sunny days.



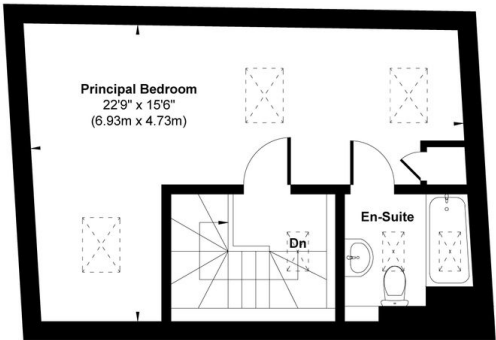
GUIDE PRICE

£335,000

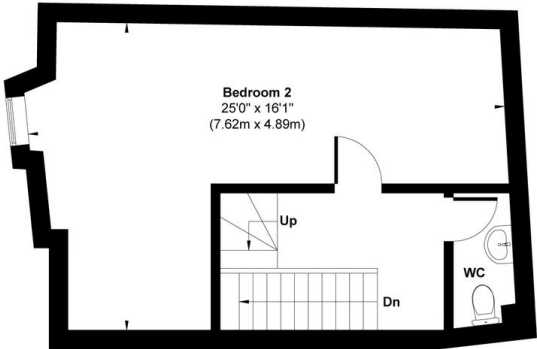




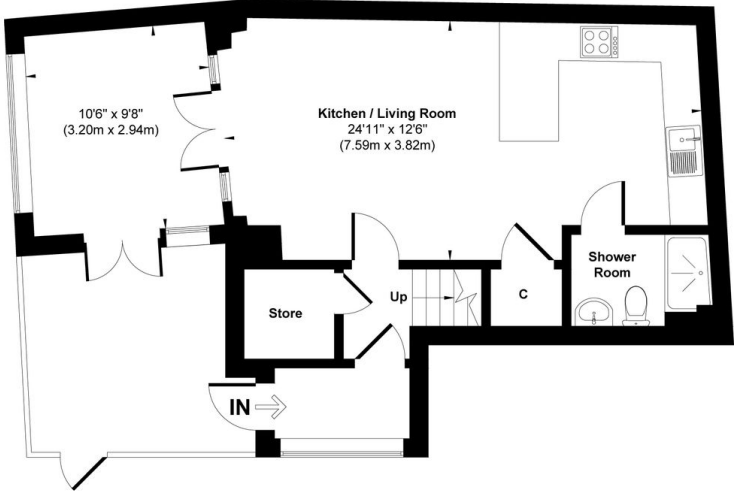
Approximate Gross Internal Area 116.25 sq.m / 1251 sq.ft



Second Floor



First Floor



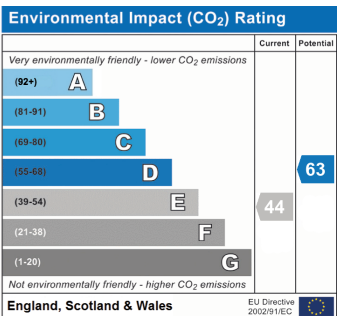
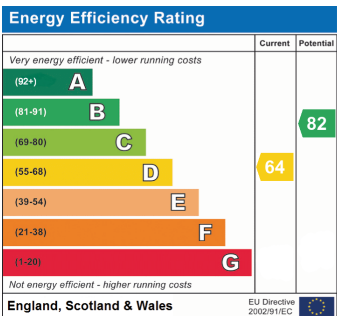
Ground Floor

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

Council Tax:
Band C - £2,246.59

Parking:
No private parking

Local Authority:
West Oxfordshire District Council



LOCATION

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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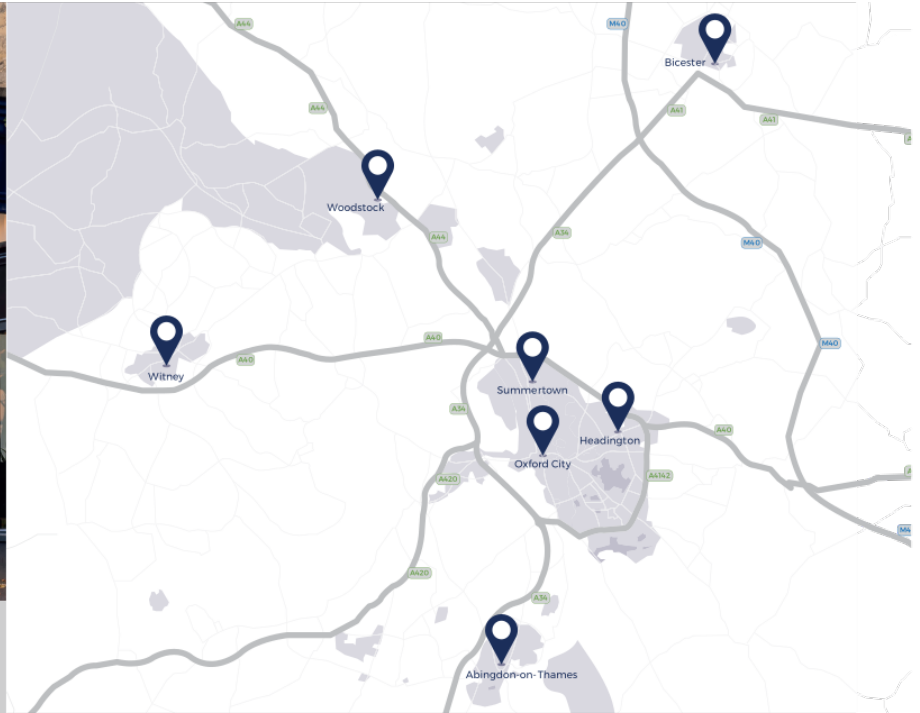
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