



THOMAS
MERRIFIELD
SALES & LETTINGS
For Sale 01865 772000

9 Vanner Road
Witney, Oxfordshire OX28 1PE

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A link-detached house with an open plan living space, situated in one of Witney's favoured locations, and within walking distance of the town centre and Woodgreen School. The property has a contemporary style and layout, with accommodation to include an entrance hall, cloakroom, a large and spacious double aspect living/dining room, which covers a large area of the ground floor from the front to the rear of the property, flowing into the fitted kitchen, and then through to the family room. The first floor offers a good size bathroom which includes a large bath and a separate shower, and 4 good bedrooms, including a main bedroom with double doors to a Juliet balcony; making a light and airy space. The driveway parking to the front provides space for 2 vehicles, plus storage for bikes, and the rear garden is laid to lawn, has a covered patio and a further area for seating. The gardens are west facing, and the two separate seating areas both capture the sun at opposite ends of the day.

Material Information - sourced via Ofcom:

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

Directions

From Witney proceed along High Street and onto Bridge Street. At the two mini roundabouts proceed onto Woodstock Road. Take the first left onto New Yatt Road, then second left into Farmers Close and first right into Vanner Road. The property is then found on the left hand side.

Draft details - may be subject to alterations. 30D26





GROUND FLOOR

Entrance Hall

Cloakroom

Living/Dining Room

Kitchen

Family Room

FIRST FLOOR

4 Bedrooms

Bathroom

Double Glazing

Gas Central Heating

OUTSIDE

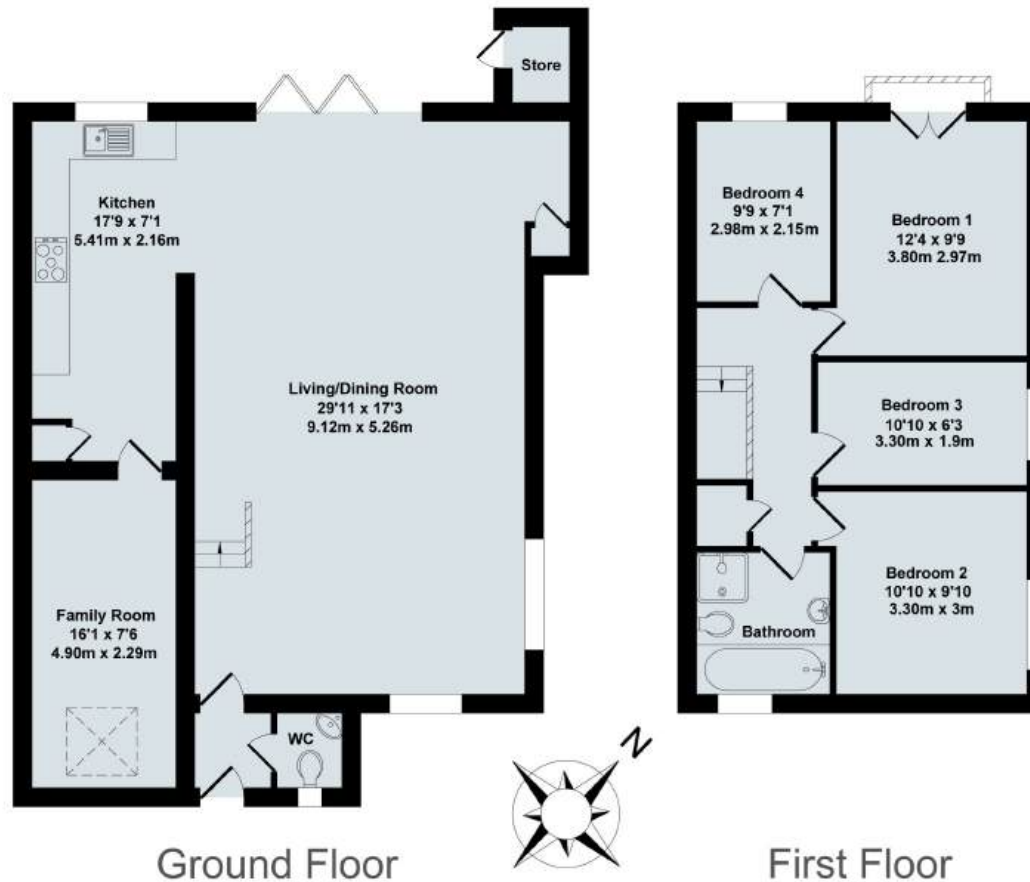
West Facing Rear Garden

Driveway Parking

Bike Storage

Price £550,000 Freehold
WODC Tax Band E . EPC Rating: 73/C





9 Vanner Road
Total Approx. Floor Area 1417 Sq.Ft. (131.60 Sq.M.)
All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

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