



85 ABBEY ROAD

WITNEY OX28 5LQ



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Abbey Road is ideally positioned on the edge of town, offering excellent access to the A40, a main Oxford bus link, and just a short drive to the centre of Witney. Presented in excellent condition throughout, this family home provides generous accommodation across two well-planned floors. The spacious living and dining room is filled with natural light, creating a welcoming atmosphere for family relaxation or entertaining guests. The contemporary kitchen/breakfast room features a stylish range of modern units, integrated appliances, and additional space for white goods. A breakfast bar is perfect for casual dining, while the main living area easily accommodates a dining table and chairs. Completing the ground floor is a practical shower room and utility area.

The outside space has been designed with low maintenance in mind. The private rear garden has a patio, providing an ideal setting for alfresco dining, summer barbeques, or simply relaxing in the sun. summerhouse at the rear boundary offers additional storage.

£360,000

GUIDE PRICE



3



1



2



Enclosed





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Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester

t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes

t: 01865 261 222
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Land Team

t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management

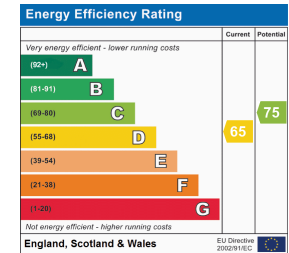
t: 01865 20 1111
e: lettings@breckon.co.uk

Approximate Gross Internal Area

Main House = 105.26 sq. m / 1133 sq. ft
Outbuilding = 10.44 sq. m / 112 sq. ft
Total = 115.70 sq. m / 1245 sq. ft



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



Council Tax Band

Band C
£2,246.59

Local Authority

West Oxfordshire District Council

Creative Department

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e: creative@breckon.co.uk

Bespoke by Breckon

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