



**LEE CHADWICK**

SOLICITORS LLP  
& ESTATE AGENTS



**Sherbourne Road**

**Witney**

**Price £350,000**

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[www.lee-chadwick.co.uk](http://www.lee-chadwick.co.uk)

Local Authority: West Oxfordshire District Council

Council Tax Band: D for 2026/2027 - Tenure: Freehold

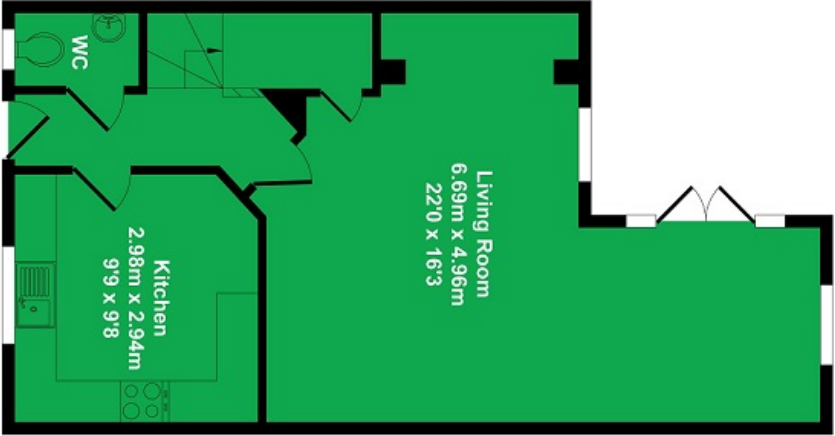
A beautifully presented 3 Bedroom House on the popular Deer Park development in Witney within a short distance from the Town Centre with local amenities.

The property comprises:

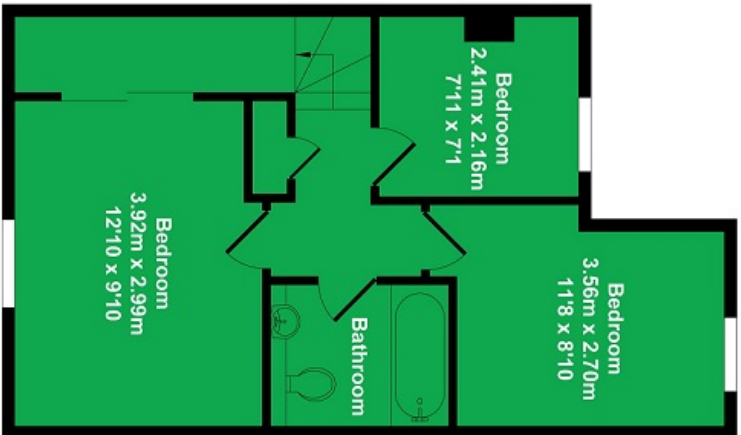
- Entrance Hall
- Downstairs WC
- Kitchen
- Living/Dining Room with Patio Doors to Rear Garden
- 3 Bedrooms
- Bathroom
- Gas Central Heating and Double Glazing
- Separate Garage
- Rear Garden with access to Garage



Garage  
Approx. Floor  
Area 13.80 Sq.M.  
(149 Sq.Ft.)



Ground Floor  
Approx. Floor  
Area 40.30 Sq.M.  
(434 Sq.Ft.)



First Floor  
Approx. Floor  
Area 37.60 Sq.M.  
(405 Sq.Ft.)

Total Approx. Floor Area 988 Sq.Ft. (91.70 Sq.M.)













Witney is a thriving market town on the edge of the Cotswolds offering all the local amenities with a mix of both independent shops together with high street shops, sports facilities and hospital. Witney also offers a variety of nurseries/pre-school and second schools. There is a local market twice a week (Thursday and Saturday). Excellent road links to Oxford by car and bus. Both nearby villages, Charlbury and Long Hanborough offer mainline rail services to Oxford and London Paddington.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/POY001.0001