



# The Dog House

24 Crawley Road, Witney, Oxfordshire OX28 1HS



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Well placed for access to the town centre amenities and offered 'For Sale' with NO ONWARD CHAIN, a 3 bedroom detached cottage of character with 2 reception rooms. The original part of the building is of period construction but was significantly and sympathetically enlarged in the 1990s (according to our vendors) and still retains a good deal of charm. There are 2 staircases rising to the first floor and the bathroom is found on the ground floor whilst the main bedroom boasts and ensuite shower room. There is the further significant advantage of a garage and the gardens are appealing and nicely established.

All mains services, with the exception of gas. Ultrafast broadband available. Mobile & data: "3" - 81% performance (source: Ofcom).

Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers are advised to seek their own advice.

Distances: Witney Market Square c. 1 mile / Hanborough Rail Station c. 5.8 miles / Oxford c. 11 miles / Burford c. 7.9 miles

### Directions

Leave Witney Town Centre via West End and continue over the mini-roundabout onto Crawley Road. the property is found on the right-hand side, marked by a Thomas Merrifield For Sale board.

Draft details - may be subject to alterations. 19E26







## GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen

Utility Room

Bathroom

## FIRST FLOOR

Landing

3 Bedrooms

Ensuite Shower Room

Electric Heating

## OUTSIDE

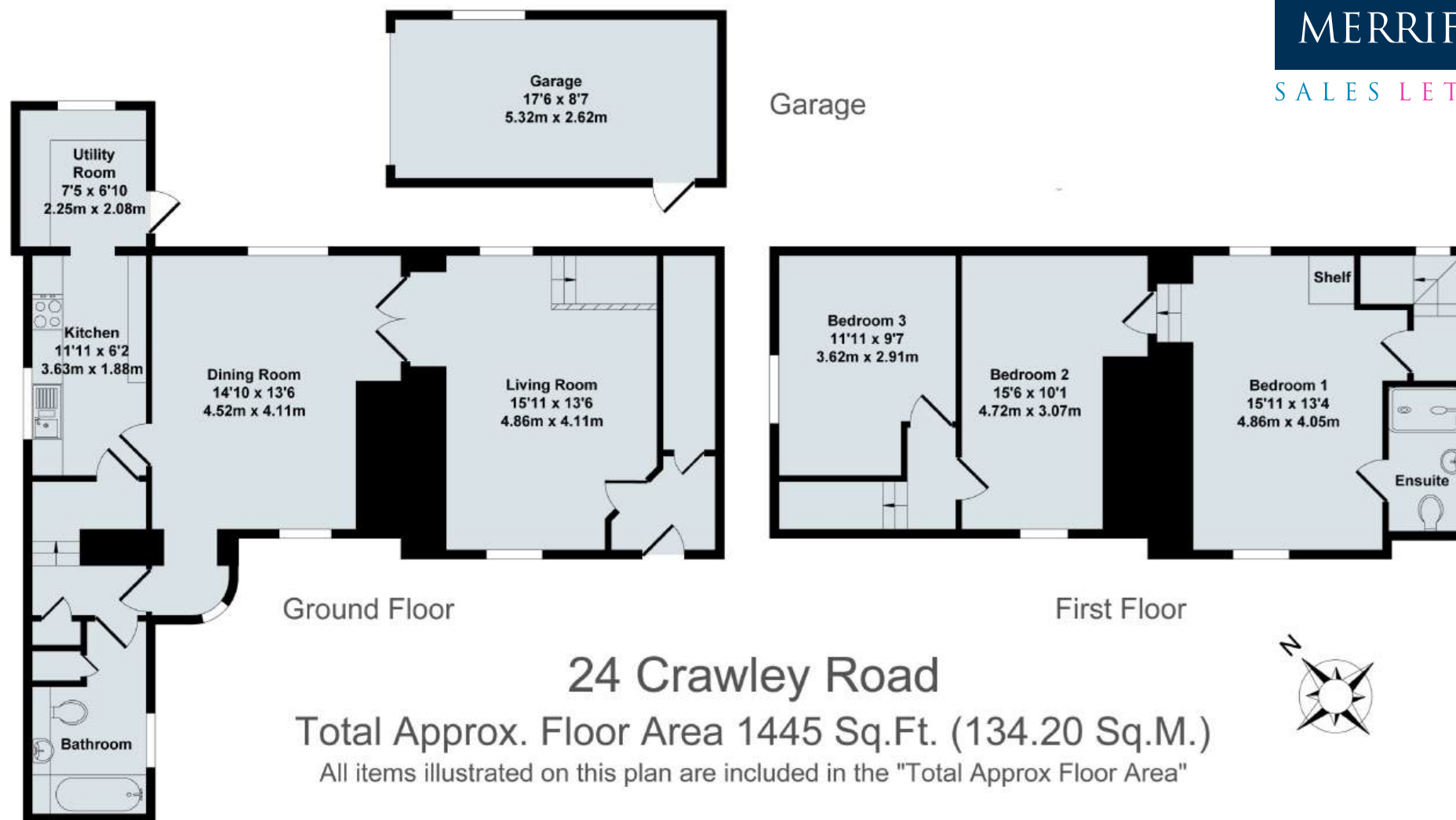
Detached Garage

Appealing Nicely Established Gardens.

**£499,000 Freehold**  
**WODC Tax Band: D**  
**EPC Rating: 43/E**







## Contact:

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