



15 Pensclose
Witney, Oxfordshire OX28 2EG

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A stunning and very spacious 4 bedroom detached family home, ideally situated in this attractive cul de sac position with a pleasant leafy backdrop, within easy walking distance of the town centre and schools. The property is set in large private south facing gardens and offers attractive accommodation to include an entrance hall, living room, cloakroom, a large utility room and a fabulous kitchen/family/dining room; providing wonderful living space and opening up onto the rear garden. In addition there is a space converted at the rear of the garage which is ideal for working from home or extra living space. The first floor offers a spacious landing leading to all 4 double bedrooms including a master suite with dressing area and ensuite shower room, and a family bathroom. The gardens are large and private with a sunny aspect, and the partly converted double garage also provides good storage space. There is parking for 3 vehicles, 2 in front of the garage, and a third space to the side. In addition there is potential for further extension to the side, and above the garage. The property offers good access to the bus route to Oxford, and is within easy walking distance to both the town and Woodgreen School.

Material Information - sourced via Ofcom:

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

Directions

From our office in Market Square, proceed along Langdale Gate, turning right at the traffic lights onto High Street. Proceed over the mini roundabout onto Bridge Street, then right at the two mini roundabouts onto Newland. Proceed along, turning first left into Pensclose. Number 15 can be found in the close on the left hand side.

Draft details - may be subject to alterations. 22/26





GROUND FLOOR

Entrance Hall

Living Room

Kitchen/Dining Room/Family Room

Utility Room

Cloakroom

Salon/Office

OUTSIDE

Garage/Store

Driveway Parking For 3 Vehicles

Easy Walking Distance Of The Town Centre

Good Size Private South Facing Garden

FIRST FLOOR

4 Bedrooms

Dressing Room To Bedroom 1

Ensuite To Bedroom 1

Family Bathroom

Price £775,000 Freehold

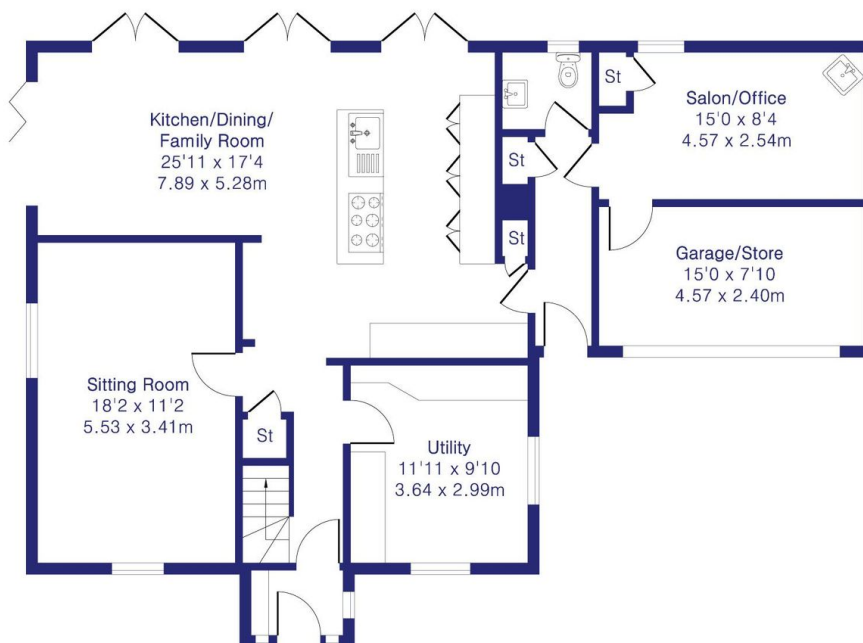
WODC Tax Band: E / EPC Rating: 74/C



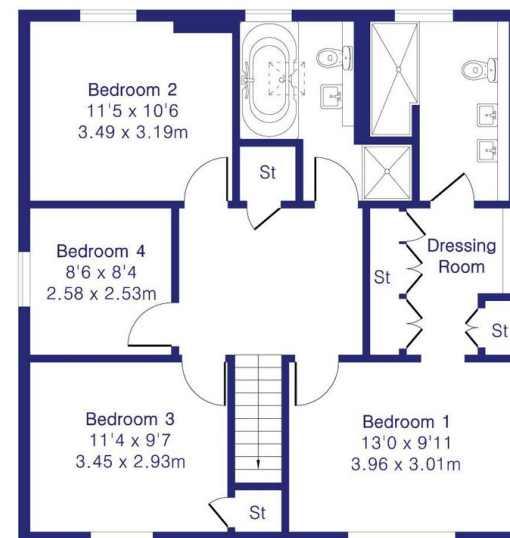
Approximate Gross Internal Area 1938 sq ft - 180 sq m (Including Garage)

Ground Floor Area 1141 sq ft – 106 sq m

First Floor Area 797 sq ft – 74 sq m



Ground Floor



First Floor

Contact:

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