



47 Oxford Hill

Witney, Oxfordshire OX28 3JU

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A 2 bedroom 3 storey stone built cottage, situated in this popular location within the town, on the bus route to Oxford and Witney, and also within easy walking distance to the town centre; across Cogges via Church Lane. The property is presented in good condition and offers attractive characterful accommodation, including an entrance porch, large living/dining room with a wood burner, kitchen/breakfast room, 2 double bedrooms and a good size bathroom plus double glazing and gas central heating. There is a lovely very private rear garden with a patio, and a large outbuilding for storage; which is accessed from the garden and the rear.

Material Information - sourced from Ofcom:

All mains are connected. There is a right of way access down the side of the property into the neighbours garden. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone. Indoor: good for Three & Vodafone.

Directions

From Witney proceed along the High Street onto Bridge Street, and right at the roundabout onto Newland. Continue along Newland, onto Oxford Hill, and the property can be found on the left hand side.

Draft details - may be subject to alterations. 12H26





GROUND FLOOR

Entrance Porch

Large Living/Dining Room - with a wood burner

Kitchen/Breakfast Room

FIRST FLOOR

Bedroom

Bathroom

SECOND FLOOR

Bedroom

Double Glazing

Gas Central Heating

OUTSIDE

Private Rear Garden

Outbuilding

On The Bus Route To Oxford & Witney

Within Easy Walking Distance To The Town Centre

Price £325,000 Freehold
WODC Tax Band C / EPC Rating: 66/D





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Total Approx. Floor Area 841 Sq.Ft. (78.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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