



The Dog House

24 Crawley Road, Witney, Oxfordshire OX28 1HS

The Dog House, 24 Crawley Road, Witney, Oxfordshire OX28 1HS

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 an 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. 01D26





GROUND FLOOR

Entrance Hall

Living Room

Dining Room

Kitchen

Utility Room

Bathroom

FIRST FLOOR

Landing

3 Bedrooms

Ensuite Shower Room

Electric Heating

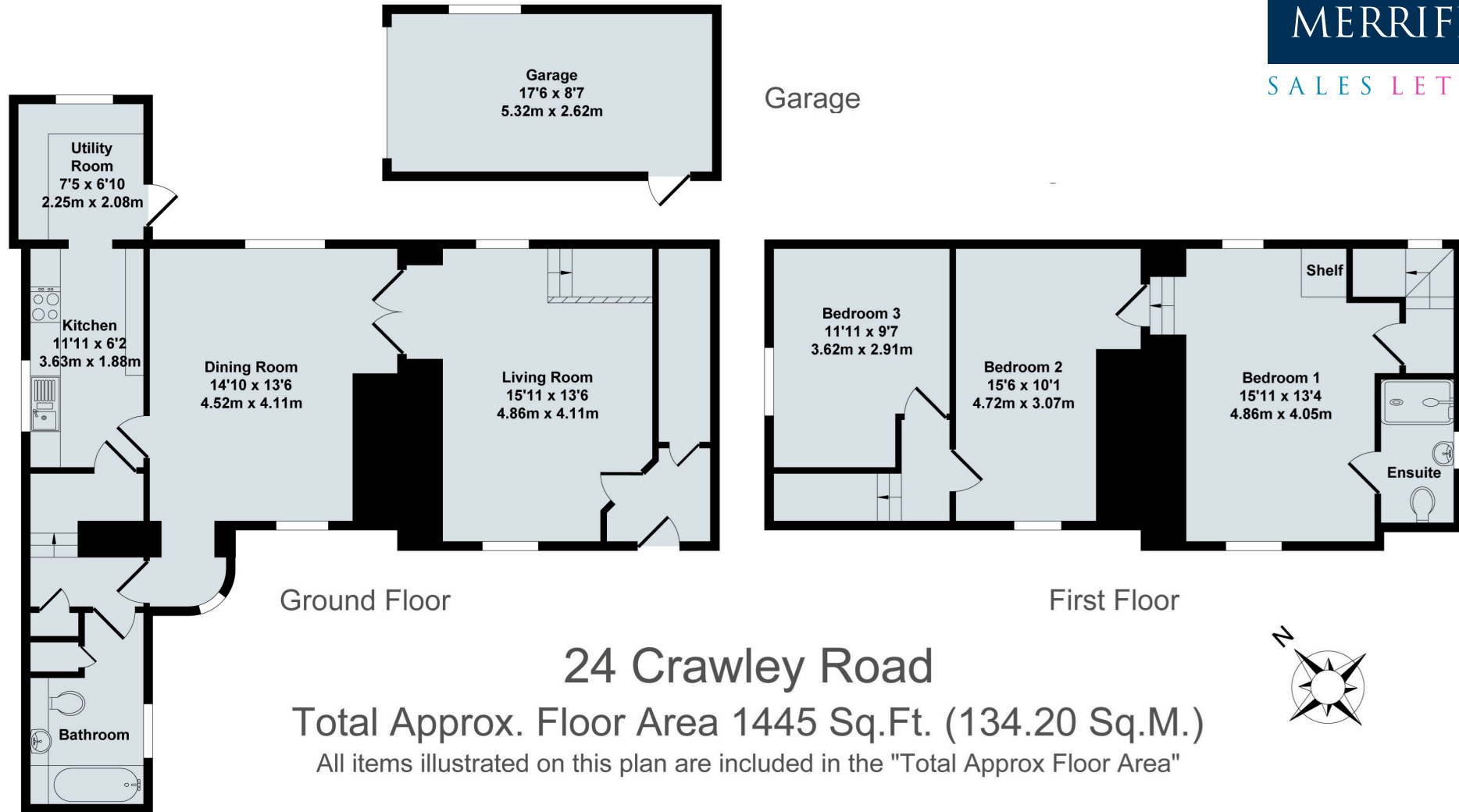
OUTSIDE

Detached Garage

Appealing Nicely Established Gardens.

£550,000 Freehold
WODC Tax Band: D
EPC Rating: 43/E





Contact:

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: witney@thomasmerrifield.co.uk

Importance Notice

Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.