



4 Woodlands Road
Witney, Oxfordshire OX28 2DN

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A substantial 3 bedroom detached house, quietly situated in Woodlands Road; one of Witney's most desirable locations. The property is set in large attractive and well-established private south-west facing gardens, and offers good size accommodation plus a garage and double entrance gravel driveway. The property has potential to extend and improve (subject to planning consent), and the accommodation includes an entrance hall, cloakroom, living room, dining room, kitchen, inner porch and utility room, together with double glazing, oil central heating and a large store to the side of the property. This is a rare opportunity to own and create a stunning long term family home in this highly regarded road, within walking distance of the town centre. Available for sale with no onward chain.

Material Information - sourced via Ofcom:

Mains services - water, drainage and electric are connected. Ultrafast broadband is available.

Mobile & data signals - outdoor is good for EE, Three, O2 & Vodafone.

Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street. Proceed straight over the mini roundabout onto Bridge Street. Proceed straight over the double mini roundabouts onto Woodstock Road. Take the first turning on the right into Woodlands Road. The property can then be found on the left hand side.

Draft details - may be subject to alterations. 24G26





GROUND FLOOR

Entrance Hall
Dining Room
Inner Hall
Living Room
Kitchen
Cloakroom
Inner Porch
Utility Room

Double Glazing & Oil Central Heating

OUTSIDE

Large Private South-West Facing Garden
Garage
Double Entrance Driveway Parking

Lovely Established Road
Within Walking Distance Of The Town Centre

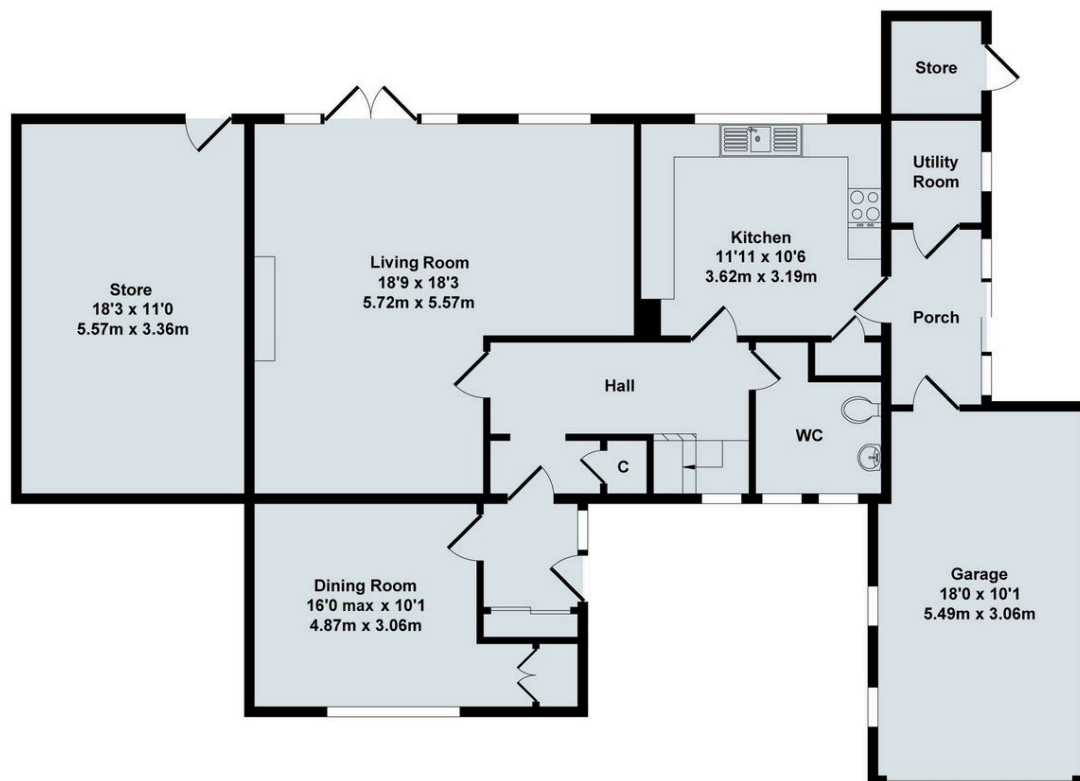
FIRST FLOOR

3 Bedrooms
Shower Room

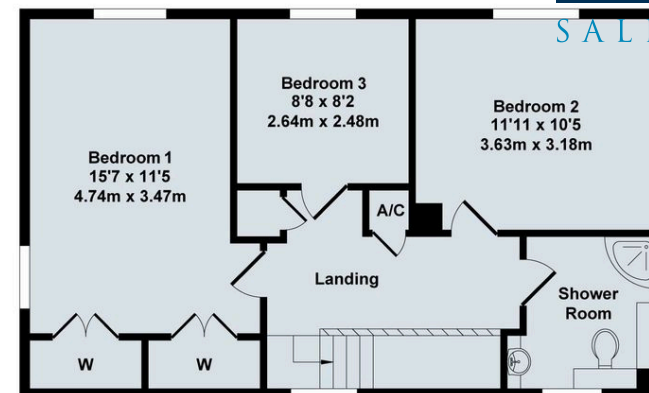
NO ONWARD CHAIN
POTENTIAL TO EXTEND & IMPROVE

Offers In Excess Of £695,000 Freehold
WODC Tax Band F / EPC Rating: 42/E





Ground Floor



First Floor



4 Woodlands Road, Witney

Total Approx. Floor Area 1784 Sq.Ft. (165.70 Sq.M.)

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

Contact:

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