



87 Woodstock Road  
Witney, Oxfordshire OX28 1ED

## 87 Woodstock Road, Witney, Oxfordshire OX28 1ED

An impressive and extremely well presented Edwardian 4 bedroom home, with attractive living space set over three floors. This stone built property is situated in this sought after tree-lined road, in one of Witney's most desirable locations, within walking distance of the town centre and the highly regarded Woodgreen School. The ground floor accommodation comprises, an entrance hall, living room to the front; with a wood burning stove, and a large kitchen/dining room with double doors providing direct access to the patio and rear garden. On the first floor there are 3 bedrooms (2 with good size built-in wardrobes), and a bathroom, and the second floor includes the main bedroom, again with built-in wardrobes, and an ensuite shower room. There is the added benefit of double glazing and gas central heating, plus a large rear garden, a patio and useful garden shed, plus parking for 3 vehicles to the front. Available for sale with no onward chain.

### Material Information - sourced from Ofcom.

All mains are connected. Covenants/Rights of Way - The property has a right of way across the rear of neighbouring, properties giving access to the rear garden.

Standard, Superfast & Ultrafast broadband are available.

Mobile Data & Signals - Outdoor: good for EE, O2, Vodafone & Three.

### Directions

From Witney town centre, proceed along Witan Way to the traffic lights, turning right onto High Street. Proceed over the roundabout onto Bridge Street. Proceed over the double mini roundabouts onto Woodstock Road. Follow this road along and the property is found on the left hand side.

Draft details - may be subject to alterations. 20B26





#### GROUND FLOOR

Living Room - with wood burning stove  
Kitchen/Dining Room

#### FIRST FLOOR

3 Bedrooms (2 with built-in wardrobes)  
Bathroom (with bath, separate shower cubicle & underfloor heating)

#### SECOND FLOOR

Main Bedroom (with built-in wardrobes)  
Ensuite

Double Glazing

Gas Central Heating

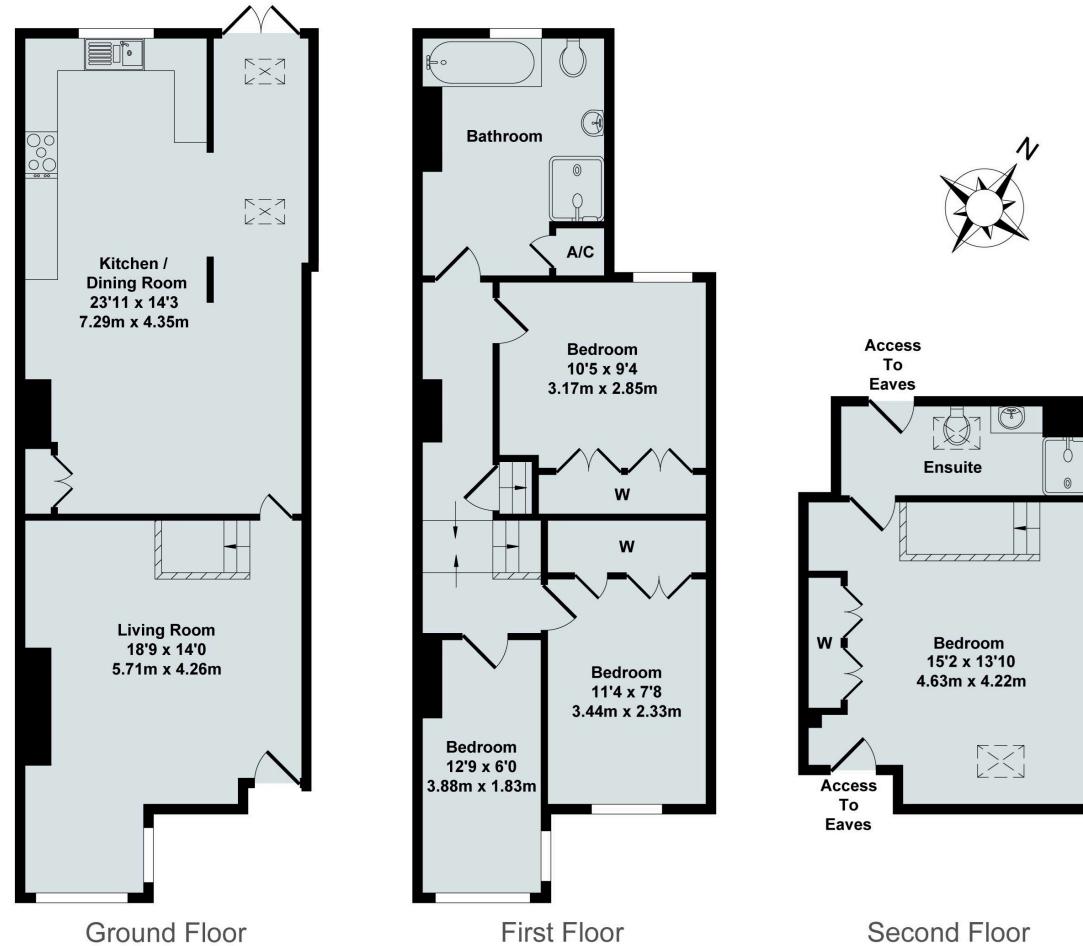
#### OUTSIDE

Large Rear Garden - with a patio & good size shed  
Driveway Parking For 3 Vehicles

NO ONWARD CHAIN

Price £585,000 Freehold  
WODC Tax Band E. EPC Rating: 64/D.





**87 Woodstock Road**  
**Total Approx. Floor Area 1354 Sq.Ft. (125.80 Sq.M.)**  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**

52 Market Square, Witney, Oxfordshire, OX28 6AF  
 Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto: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.