



# 85 ABBEY ROAD

WITNEY OX28 5LQ



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Abbey Road is ideally positioned on the edge of town, offering excellent access to the A40, a main Oxford bus link, and just a short drive to the centre of Witney. Presented in excellent condition throughout, this family home provides generous accommodation across two well-planned floors. The spacious living and dining room is filled with natural light, creating a welcoming atmosphere for family relaxation or entertaining guests. The contemporary kitchen/breakfast room features a stylish range of modern units, integrated appliances, and additional space for white goods. A breakfast bar is perfect for casual dining, while the main living area easily accommodates a dining table and chairs. Completing the ground floor is a practical shower room and utility area.

The outside space has been designed with low maintenance in mind. The private rear garden has a patio, providing an ideal setting for alfresco dining, summer barbeques, or simply relaxing in the sun. summerhouse at the rear boundary offers additional storage.

**£360,000**

**GUIDE PRICE**



**3**



**1**



**2**



**Enclosed**





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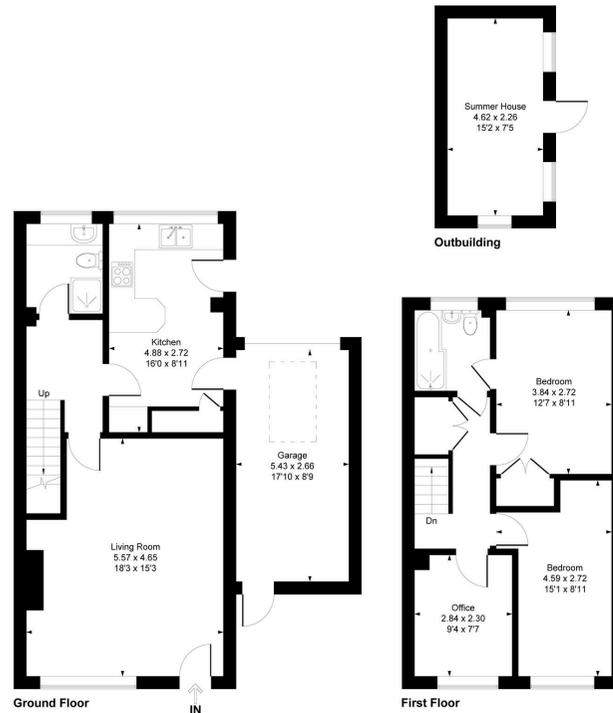
## Witney Sales

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Witney Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)

### Approximate Gross Internal Area

Main House = 105.26 sq. m / 1133 sq. ft  
Outbuilding = 10.44 sq. m / 112 sq. ft  
Total = 115.70 sq. m / 1245 sq. ft



## Council Tax Band

Band C  
£2,246.59

## Local Authority

West Oxfordshire District Council

Illustration for identification purpose only, measurements approximate, and not to scale.

### Summertown

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