



## 14 Beech Road, Witney OX28 6LW

Draft details - may be subject to alterations. Distances - Witney, Market Square c. 0.7 miles / Hanborough Train Station c. 6.6 miles / Oxford c. 12 miles  
Occupying a corner plot and offered 'For Sale' with NO ONWARD CHAIN, a well maintained and tastefully improved 3 bedroom detached bungalow.

The accommodation benefits from both gas central heating (new boiler fitted in 2024) and double glazing. The kitchen was refitted in 2024 and a conservatory has been added to the rear, with glazed bi-fold doors linking the conservatory with the dining area. There is the significant advantage of a garage (accessed from the side), which has a remote-opening shutter-style door, and pleasant gardens are found to the front, side and rear.

**THOMAS  
MERRIFIELD**

SALES LETTINGS

e. [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

t. 01993 772000

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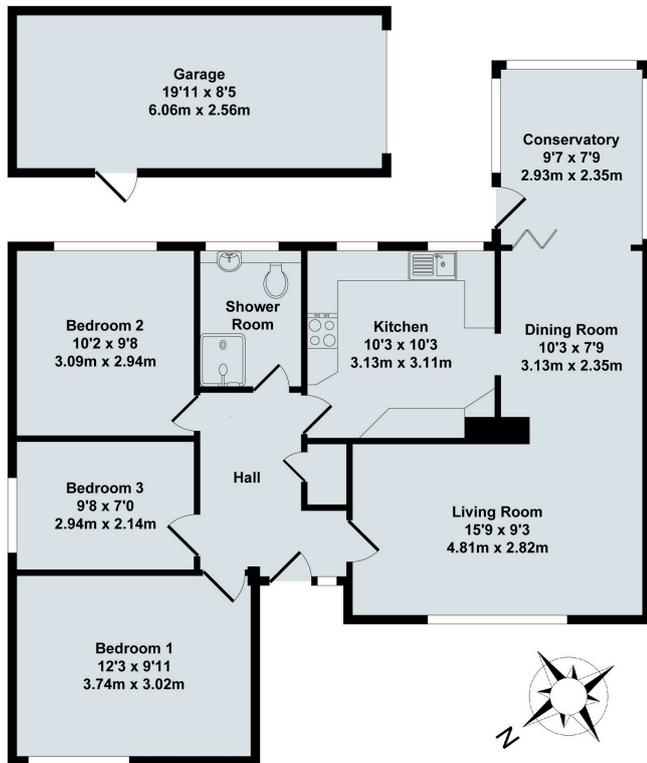


## 14 Beech Road, Witney, Oxfordshire OX28 6LW

- Entrance Hall
- Conservatory
- 2 Reception Areas
- Refitted Kitchen (2024)
- 3 Bedrooms & Shower Room
- Double Glazing
- GCH (new boiler 2024)
- Garage (with remote opening door)
- Corner Plot Gardens
- No Onward Chain

All mains services. Ultrafast broadband available. Mobile & data: '3'- 83% 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 must take their own advice.26A26



## 14 Beech Road

Total Approx. Floor Area 1011 Sq.Ft. (93.90 Sq.M.)

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

### Local Authority:

WODC Tax Band D / EPC Rating: 63/D

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Tenure:

Freehold

Tel: 01993 772000

Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

### Important Notice

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