

Alice House

109a Burford Road, Witney, Oxfordshire OX28 6ED

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Alice House is a substantial and individual 6 bedroom detached home, set in large and mature south facing gardens. This attractive and impressive home is conveniently situated for the town centre and schools, and is in a non-estate location on the edge of Witney with lovely views to the front. The spacious, light and contemporary accommodation includes a large entrance hall, cloakroom, good size living room, and a stunning open plan kitchen/dining room overlooking the rear gardens, together with a utility room and a study. The first and second floor provide significant bedroom space with 6 bedrooms, and 5 bathrooms in total. The main bedroom has a dressing area and ensuite shower room with twin basins, and 2 further bedrooms with ensuites, a family shower room on the first floor, and a large bathroom on the second floor with freestanding bath for bedroom 6. The rear south facing gardens are well established and include paved areas for seating and a good size lawn bordered by shrubs and trees. The front garden is bordered by a Cotswold stone wall, and the block paved driveway, providing parking for several vehicles, leads to the garage. Solar panels are fitted to the roof - the vendors have advised us the system has battery storage and an emersion diverted. It is attached to the grid and any surplus generates income. The battery can also take charge from the grid overnight and charge on cheap electricity.



Material Information:
All mains are connected. Ultrafast broadband is available. Mobile & Data Signals: outdoor - good for EE. O2 & Vodafone.

Directions
Leave Witney, Market Square and proceed along Corn Street. Take the third exit off the roundabout onto Tower Hill. Proceed up the hill to the mini roundabout, turning left onto Burford Road. Take the immediate left turn into the service road and the property is found on the left hand side.

Draft details - may be subject to alterations. 09K26











GROUND FLOOR
Large Entrance Hall
Cloakroom
Living Room
Kitchen/Dining/Family Room
Utility Room
Study

FIRST FLOOR
Main Bedroom - with dressing room & ensuite
4 Further Bedrooms
2 Ensuites
Shower Room

SECOND FLOOR
Bedroom
Bathroom

OUTSIDE
Private Rear Garden
Garage
Storage Area
Large Driveway - offering parking for several vehicles

Price £1,350,000 Freehold
WODC Tax Band G / EPC Rating: tbc



Approximate Gross Internal Area 3215 sq ft - 298 sq m
(Including Garage)
Ground Floor Area 1507 sq ft – 140 sq m
First Floor Area 1361 sq ft – 126 sq m
Second Floor Area 347 sq ft – 32 sq m

THOMAS MERRIFIELD
SALES LETTINGS



Contact:

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