



9 Vanner Road
Witney, Oxfordshire OX28 1PE

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A contemporary link-detached house, situated in one of Witney's favoured locations, within walking distance of the town centre and Woodgreen School. The property has a very modern feel, with accommodation to include an entrance hall, cloakroom, a large and spacious double aspect living/dining room, which covers a large area of the ground floor from the front to the rear of the property, which flows into the fitted kitchen, and then the family room. The first floor offers a good size bathroom which includes a large bath and a separate shower, and 4 good bedrooms, including a main bedroom with double doors to a Juliet balcony; making a light and airy space. The driveway parking to the front provides space for 2 vehicles, plus storage for bikes, and the rear offers a patio and lawned garden which is west facing.

Material Information - sourced via Ofcom:

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

Directions

From Witney proceed along High Street and onto Bridge Street. At the two mini roundabouts proceed onto Woodstock Road. Take the first left onto New Yatt Road, then second left into Farmers Close and first right into Vanner Road. The property is then found on the left hand side.

Draft details - may be subject to alterations. 20B26





GROUND FLOOR

Entrance Hall
Cloakroom
Living/Dining Room
Kitchen
Family Room

FIRST FLOOR

4 Bedrooms
Bathroom

Double Glazing

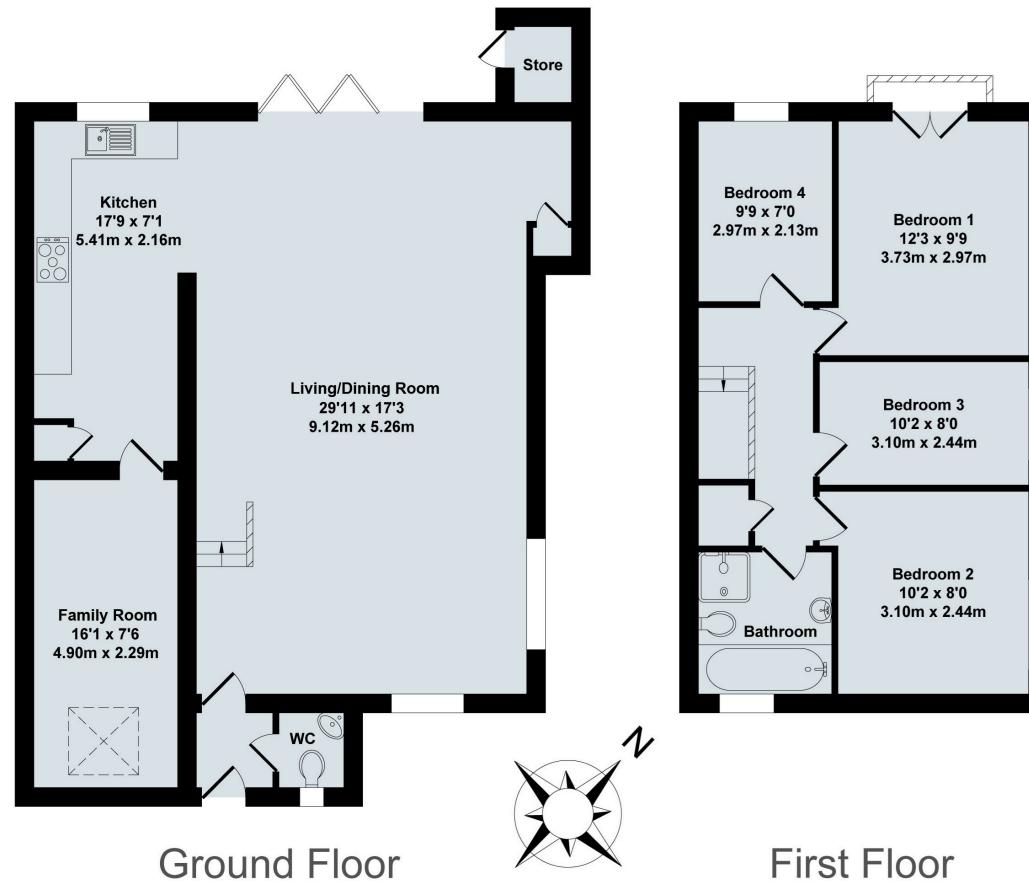
Gas Central Heating

OUTSIDE

West Facing Rear Garden
Driveway Parking
Bike Storage

Price £575,000 Freehold
WODC Tax Band E / EPC Rating: 73/C





9 Vanner Road
Total Approx. Floor Area 1417 Sq.Ft. (131.60 Sq.M.)

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

Contact:

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