



37 SOUTHLAWN

WITNEY OX28 5HY



37 South Lawn

Witney OX28 5HY

Breckon & Breckon
est. 1947

GUIDE PRICE £325,000



South Lawn is ideally positioned on the edge of the town centre, offering excellent access to the A40, a main Oxford bus link, and just a short distance from both primary and secondary schools. This family home provides generous accommodation across two well-planned floors which sits nicely alongside the generous garden, driveway and garage. A bay window in the spacious living room creates a light and airy feel and kitchen/dining/family room offers a great space for family meals whilst enjoying a view across the garden through the patio door. The contemporary kitchen enjoys a range of modern units, integrated appliances, and additional space for white goods. Upstairs, there are three bedrooms and a modern family bathroom.

The outside space has been designed with low maintenance in mind, allowing you to enjoy the garden throughout the year with minimal effort. The patio provides an ideal setting for alfresco dining and the planted beds add a touch of greenery and colour. To the front, the property benefits from driveway parking leading to a single garage that provides further parking or storage options.

AGENTS COMMENT

Available with no onward chain, this is a super opportunity to enjoy a quiet location yet within walking distance of shops, eateries and recreational amenities.

 **3**  **2**  **1**

 **Rear Garden**





Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Approximate Gross Internal Area
Main House = 73.55 sq.m / 792 sq.ft
Outbuilding = 19.14 sq.m / 206 sq.ft
Total = 92.69 sq.m / 998 sq.ft

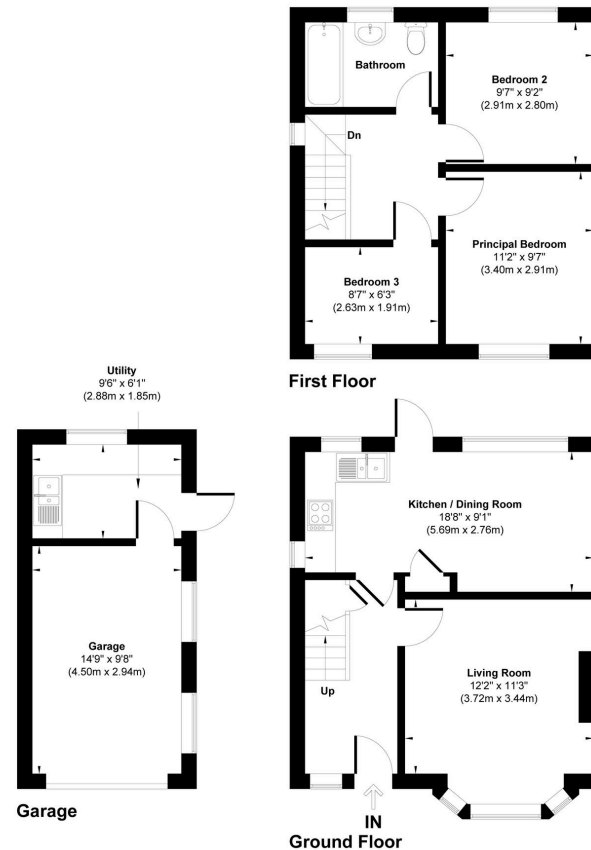


Illustration for identification purpose only, measurements approximate and not to scale.

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
e: land@breckon.co.uk

Letting and Property Management
t: 01865 20 1111
e: lettings@breckon.co.uk

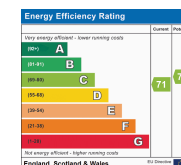
Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk



John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Council Tax
Band C £2,358.03

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

