



Wychwood

23 Church Green, Witney, Oxfordshire OX28 4AZ

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One of the most elegant homes on Church Green in the centre of Witney, situated in this stunning position overlooking the green and St Mary's Church. Wychwood is a stone built Grade 2* listed classic period home, set in mature and private gardens, which are fully enclosed by high stone walling, a well established lawn, shrubs, trees, and a stone built Dovecote. The spacious and light accommodation, set over 3 floors, includes a large entrance hall with a herringbone parquet flooring leading to a wide staircase, a living room and a separate dining room with exposed floorboards, both positioned at the front of the property. The long, wide hallway then sweeps through the home, leading to a study, and then through to the warm and welcoming, stone floored and characterful kitchen/breakfast room; fitted to a traditional style. In addition, there is a utility room and a cloakroom, plus a room beyond the utility used for storage. The first floor offers a spacious landing with 4 bedrooms, in addition to a dressing room leading from the principal bedroom. Also on the first floor, is a bathroom and a separate shower room, whilst the second floor includes 2 rooms, one of which is split into 3 separate areas, and a further room; these rooms have the potential to be extra bedrooms. There is space to park to the front but this is not allocated with the property. Wychwood is a truly beautiful home situated in an enviable position in the centre of the town.

Material Information:

All mains are connected. The neighbouring property (no.25) has a pedestrian right of access to the right hand side of the property. Ultrafast broadband is available. Mobile & Data Signals - outdoor: good for EE, O2, Three & Vodafone. Indoor: good for EE & Vodafone.

Directions

Leave our office and proceed along Church Green. The property is located on the left hand side, before the St. Mary's Church.

Draft details - may be subject to alterations. 26J26





GROUND FLOOR

Large Entrance Hall
Living Room
Dining Room
Study
Kitchen
Utility Room
Cloakroom
Storage Room

FIRST FLOOR

4 Bedrooms
Dressing Room To Principal Bedroom
Ensuite
Family Bathroom

SECOND FLOOR

4 Further Rooms

OUTSIDE

Large Mature Gardens
Dovecote

Price £1,500,000 Freehold
WODC Tax Band G / EPC Rating: 62/D



Approximate Gross Internal Area 3596 sq ft - 334 sq m

Ground Floor Area 1553 sq ft – 144 sq m

First Floor Area 1357 sq ft – 126 sq m

Second Floor Area 686 sq ft – 64 sq m



THOMAS
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SALES LETTINGS



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