



## 4 Larch Lane, Witney OX28 1AG

Distances - Witney Market Square c. 1.8 miles / Oxford c. 11 miles / Hanborough Rail Station c. 5.4 miles

Favourably situated in this highly regarded no-through road and offered 'For Sale' with NO ONWARD CHAIN, an appealing semi-detached house with 3 double bedrooms. Further noteworthy features include a downstairs cloakroom, a double aspect living room, a separate dining room and an ensuite shower room to the master bedroom. There are attractive, nicely established and well kempt gardens and the further significant advantage of a garage plus driveway parking for up to 2 vehicles. Double glazing is fitted and gas central heating installed, the boiler having been replaced in 2025.

THOMAS  
MERRIFIELD

SALES LETTINGS

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

t. 01993 772000

Price £450,000

[www.thomasmerrifield.co.uk](http://www.thomasmerrifield.co.uk)

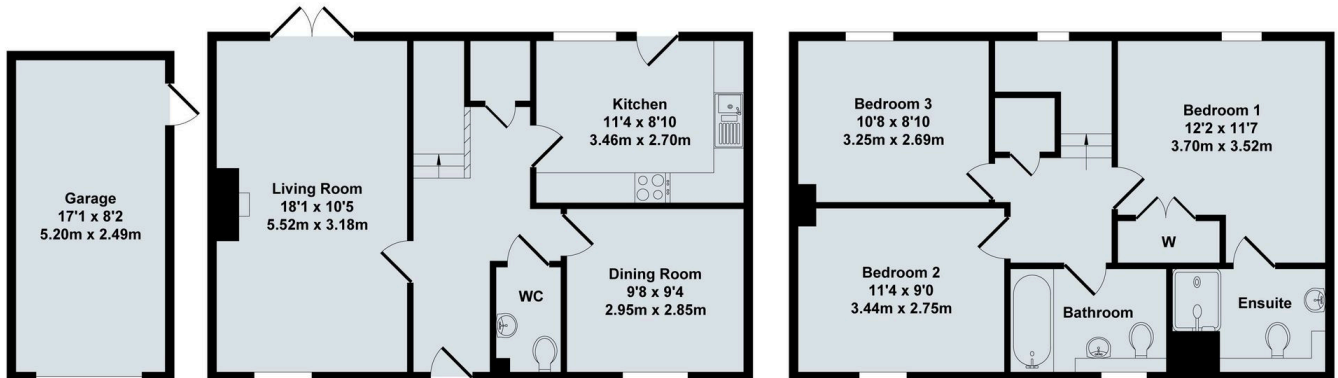


## 4, Larch Lane, Witney, Oxfordshire OX28 1AG

- Hall & Cloakroom
- 2 Separate Reception Rooms
- Kitchen
- 3 Double Bedrooms
- Ensuite & Bathroom
- Attractive, Well Kempt Gardens
- Gas CH (New Boiler 2025)
- Double Glazing
- Garage & Driveway Parking
- NO ONWARD CHAIN

### Directions

Leave Witney town centre via Bridge Street and Newland/Oxford Hill (B4022). At the traffic lights at the top turn left into Jubilee Way and then first left into Waterford Road. Turn Left again into Larch Lane where number 4 will be found on the right hand side marked by a Thomas Merrifield For Sale board. 08F26



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Total Approx. Floor Area 1184 Sq.Ft. (110.0 Sq.M.)

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



### Local Authority:

WODC Tax Band: D  
EPC Rating: 72/C

### Contact:

52 Market Square, Witney,  
Oxfordshire, OX28 6AF

### Material Information

All mains services. Ultrafast broadband is available.  
Mobile & data: '3'- 82% performance (source; Ofcom).

### Tenure:

Freehold

Tel: 01993 772000

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

### Important Notice

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2. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.
3. All areas, measurements or distances are approximate. The particulars are intended for guidance only and are not necessarily comprehensive. A wide angle lens may have been used in photography. Thomas Merrifield have not tested appliances or services and it should not be assumed that the property has all necessary planning, building regulation and other consents. Buyers must satisfy themselves with the property by inspection or otherwise.
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