



Church Lane, Witney, OX28 3JZ


allen & harris

Welcome to **Church Lane, Witney**

This attractive Victorian end-of-terrace house combines period charm with modern practicality. Benefiting from off-street parking and a low-maintenance garden, the property is available with no onward chain.

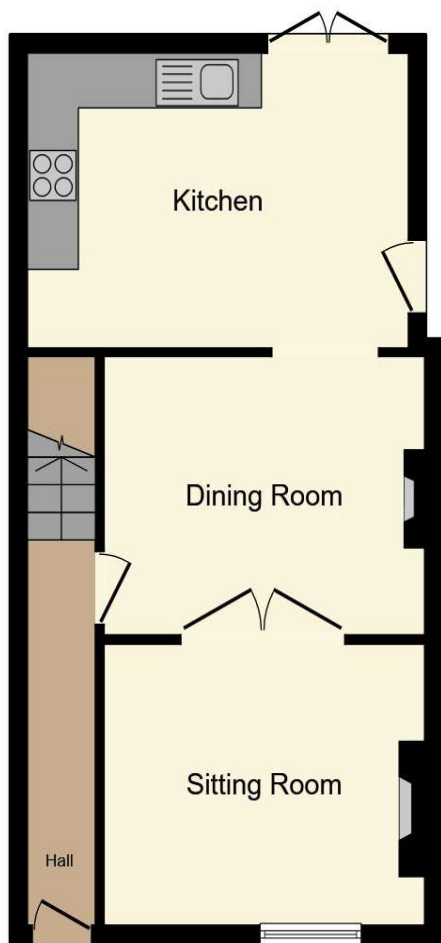
The ground floor offers a light and versatile open-plan layout. The sitting room, with its wooden flooring and original fireplace, connects to the dining room via sliding doors, where a second feature fireplace adds character. To the rear, the kitchen is fitted with cream units and provides space for a freestanding cooker, with French doors opening onto the garden.

On the first floor there are three bedrooms and a family bathroom, while the top floor hosts the main bedroom suite, complete with fitted wardrobes and an en-suite shower room.

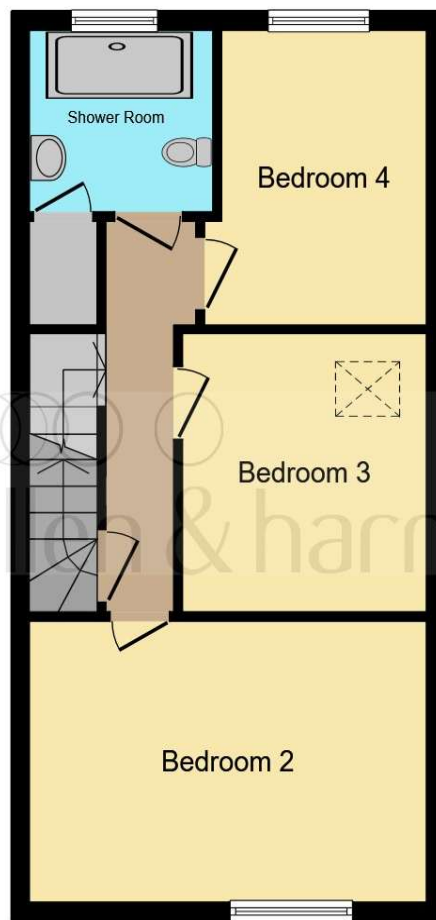
The rear garden is designed for ease of upkeep, featuring a covered patio area, gravel with raised beds, an artificial lawn, and well-planted borders.

The property enjoys a convenient position for Witney town centre, a good range of local amenities, road links via the A40, and rail services from Hanborough station.





Ground Floor



First Floor



Second Floor

Kitchen/Breakfast Room

14' 8" x 10' 7" (4.47m x 3.23m)

Dining Room

12' 8" x 10' (3.86m x 3.05m)

Lounge

12' 4" x 10' 1" (3.76m x 3.07m)

Bedroom 4

10' 5" x 7' 11" (3.17m x 2.41m)

Bedroom 3

10' x 9' 10" (3.05m x 3.00m)

Bedroom 2

15' 7" x 10' 1" (4.75m x 3.07m)

Bedroom 1

14' 7" x 13' (4.45m x 3.96m)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Welcome to

Church Lane, Witney

- No Onward Chain
- Period property
- Master Bedroom with En Suite
- Parking
- Low Maintenance Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: D

offers over

£375,000



view this property online allenandharris.co.uk/Property/WIT106204



Property Ref:
WIT106204 - 0026

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


allen & harris



01993 705915



witney@allenandharris.co.uk



54 Market Square, WITNEY, Oxfordshire, OX28
6AF



allenandharris.co.uk