

18 DARK LANE

WITNEY OX28 6LE

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Tucked away along a no-through road yet just a five minute walk to The Marriotts Centre, this attractive cottage is being sold with no onward chain. A delightful period home dating from 1902 is built of local stone under a slate roof. The wood and glazed front door enters into a light and airy hallway with engineered wood flooring throughout the ground floor. The ornate working fireplace is a lovely focal point in the sitting room, with a dining room and superb kitchen/breakfast room. The contemporary fitted bathroom completes the wonderful ground floor picture. There are two double bedrooms and one single on the first floor. In addition our clients have had the chimney stacks refurbished and new double glazing fitted throughout.

A shared path leads to the front door with a small area of hedge, mature tree and bound by a tall hedgerow. The rear garden is laid mainly to lawn and the whole affords a good degree of privacy with a shed to the rear boundary.

GUIDE PRICE

£425,000

 **3**

 **2**

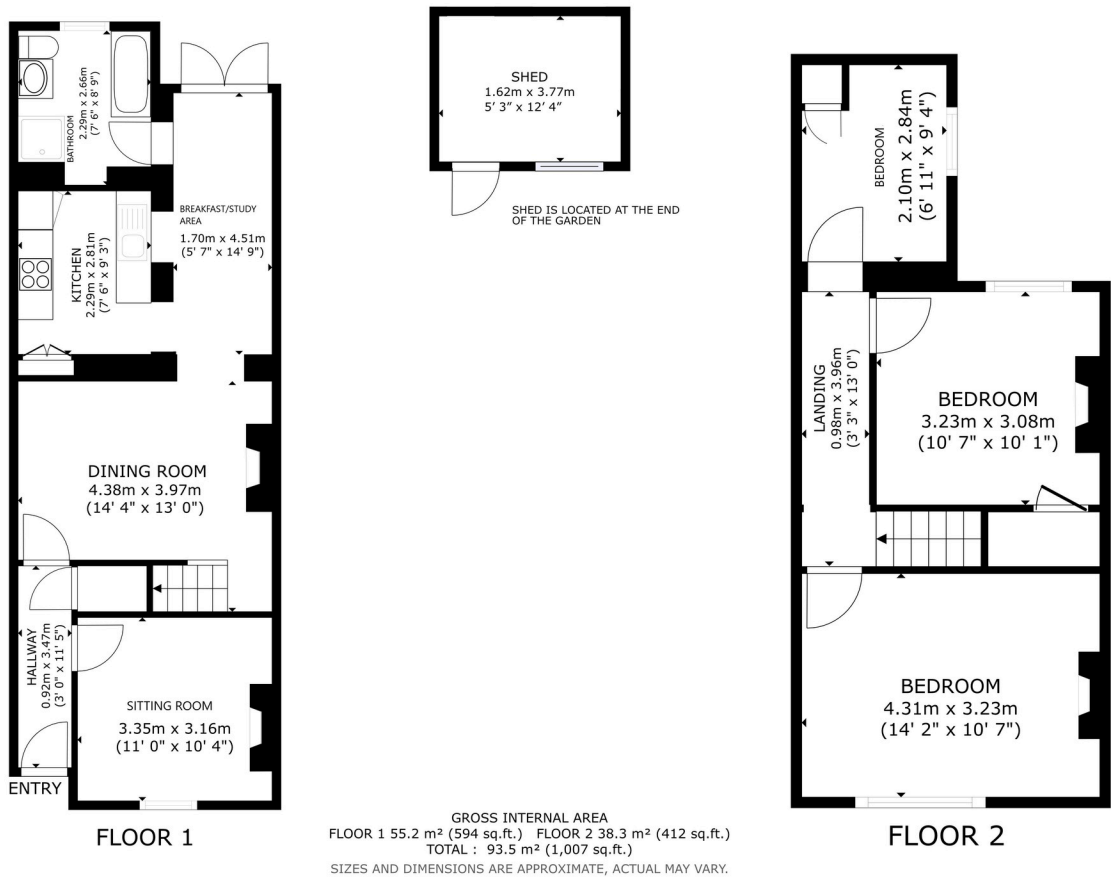
 **1**



Enclosed



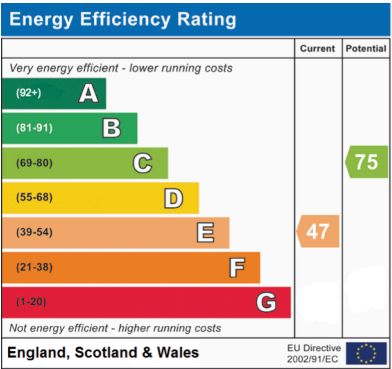




Council Tax:
Band D - £2,527.43

Parking:
On-street parking

Local Authority:
West Oxfordshire District Council



“LOCATION COMMENT

Witney is an historic market town on the edge of the Cotswolds. Famous for its blanket making heritage, it is now a thriving, growing community with an excellent range of shopping (M&S, Waitrose, Sainsburys), schooling and leisure facilities. There are ample pubs, cafes and restaurants along with a multi-screen cinema in the town centre, and unusually, parking is free throughout the town. The photogenic Church Green overlooked by the beautiful St Mary's church and flanked by typical attractive stone built properties is a delightful place to enjoy. There is a very frequent fast bus service to Oxford, and a main line station at nearby Hanborough with trains to Oxford/London.



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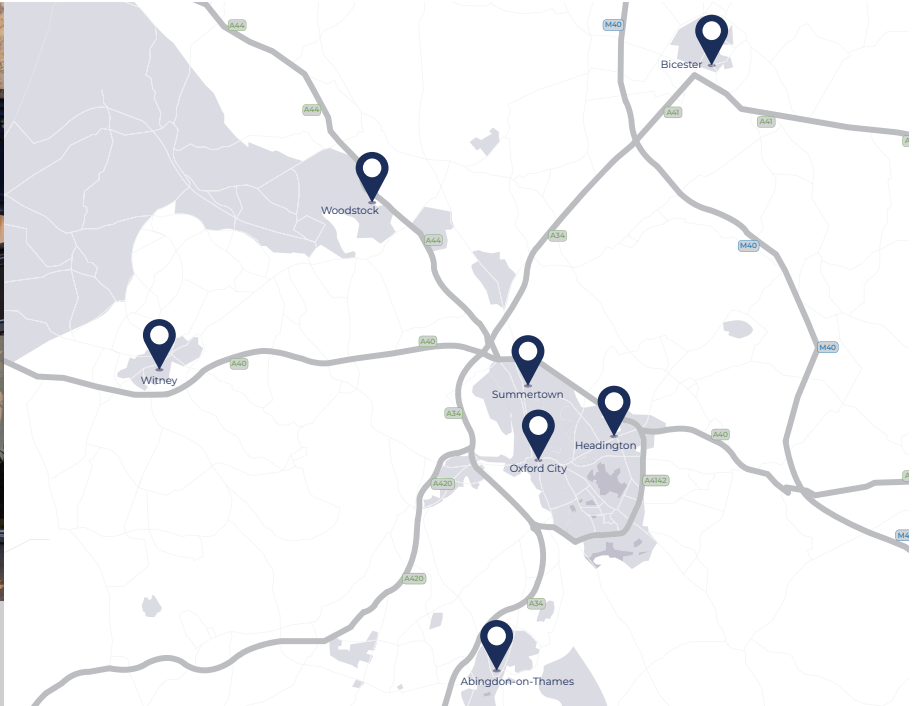
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