

39 RISSINGTON DRIVE

WITNEY OX28 5FG

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Nicely positioned on the western edge of Witney, Deer Park boasts a range of local shops, primary school, open green areas and is a very popular choice for family living. Presented in excellent order throughout the spacious living area enjoys natural light from the doors to the garden and the modern, gloss white kitchen offers a good range of units with space for white goods. There are two bedrooms and modern bathroom on the first floor.

Enclosed to all sides the garden is a super spot to enjoy sunny days on the decked area and the parking is a further attribute. An appointment to view is highly recommended in order to full appreciate the location with its wooded walks and open green areas.



2



1



1

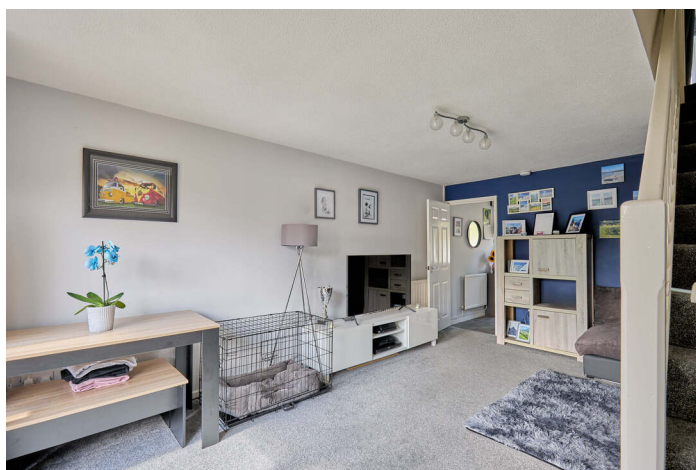


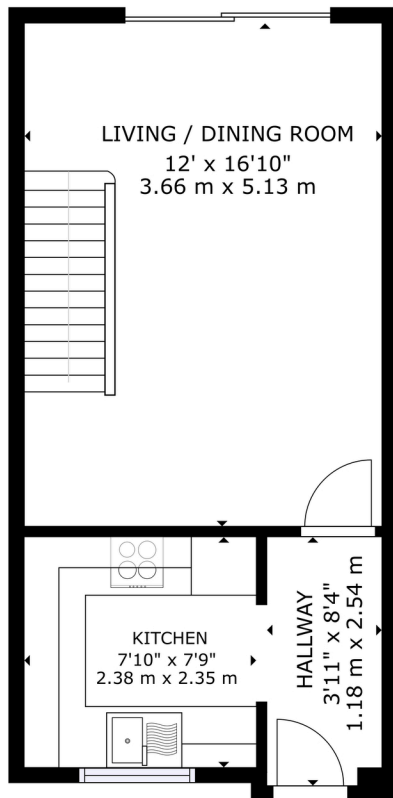
Enclosed

GUIDE PRICE

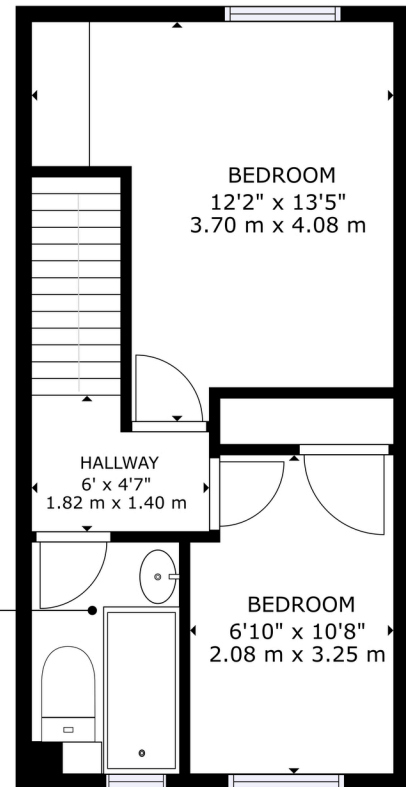
£300,000







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 301 sq ft, 27.96 m²; FLOOR 2: 306 sq ft, 31.09 m²
 TOTAL: 635 sq ft, 59.09 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
 Band C - £2,246.59

Parking:
 Private Parking

Local Authority:
 West Oxfordshire District Council

AWAITING
 EPC

LOCATION COMMENT

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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10 Market Square
Witney
Oxfordshire
OX28 6BB

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



FROM LEFT: Alexander Chappell,
Julia Briggs, Sarah Thomas,
Madison Peedell, John Bouwer



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

Woodstock

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

Bicester

t: 01869 24 24 23 (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



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