

36 LANGDALE GATE

WITNEY OX28 6EY

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Located just a moment's walk from the heart of the town this modern town house offers light and airy living accommodation across three floors. A welcoming entrance hall with cloakroom off leads to the sitting room, a lovely space for relaxing. This flows to a wonderful conservatory offering flexible dining/playroom/garden room. To the rear there is a fabulous, contemporary fitted kitchen/breakfast with a wide range of units, integrated appliances, and plenty of room for family dining. The large utility room completes the ground floor picture. The living room with balcony on the first floor is a delightful, additional reception space and is filled with natural light.

Externally, the low maintenance rear garden affords a good degree of privacy and is a great space for alfresco dining. The property boasts a garage and parking. A town centre home worthy of an appointment to view to fully appreciate all it has to offer.



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Enclosed

GUIDE PRICE

£575,000







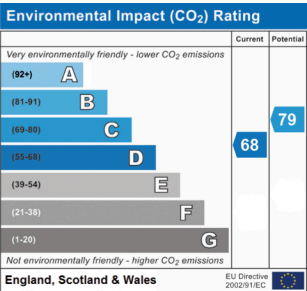
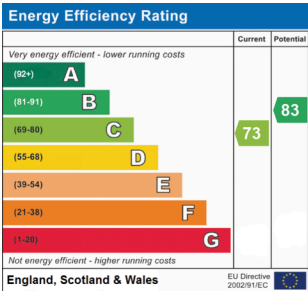
GROSS INTERNAL AREA
FLOOR 1: 646 sq.ft, 60 m², FLOOR 2: 550 sq.ft, 51 m², FLOOR 3: 334 sq.ft, 31 m²
EXCLUDED AREAS: GARAGE: 129 sq.ft, 12 m²
TOTAL: 1530 sq.ft, 142 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Council Tax:
Band D - £2,527.43

Parking:
Garage & Parking

Local Authority:
West Oxfordshire District Council



“LOCATION COMMENT

Witney is a delightful market town 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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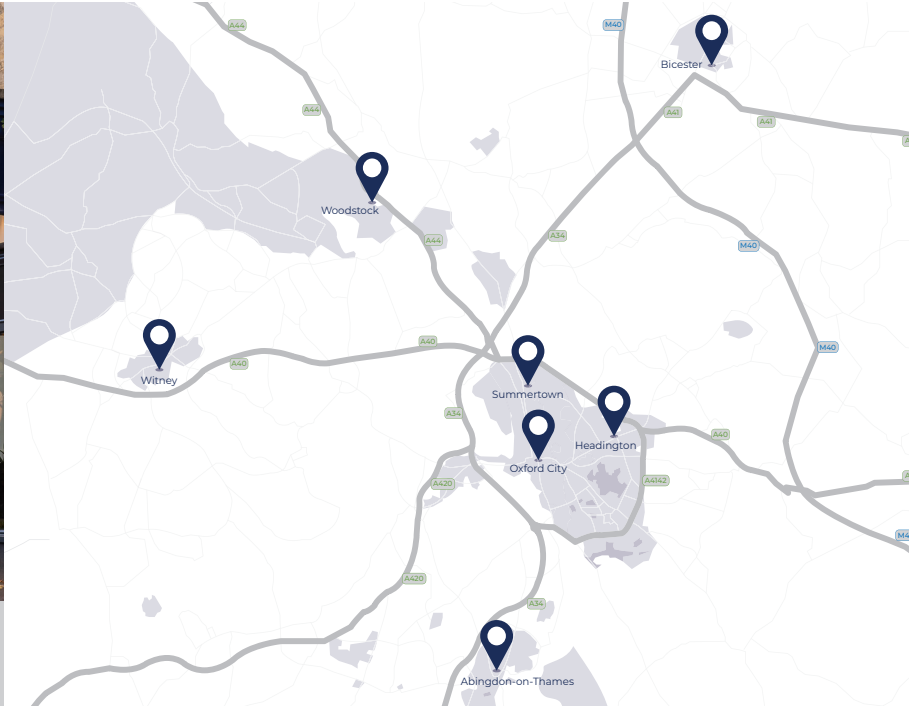
Witney Sales

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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