

**49 WOODSTOCK ROAD**

WITNEY OX28 1EB

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Woodstock Road is regarded as one of the town's superior locations on the edge of town, yet within walking distance of the bustling town centre. This attractive, characterful home is spacious and enjoys a mature garden that affords a good degree of privacy. Presented in good order throughout the spacious accommodation includes a good size sitting room with feature fireplace for family relaxing. This room flows to the second reception and through to the splendid kitchen with Rangemaster stove. The conservatory and WC complete the wonderful ground floor picture.

The delightful rear garden is set with low-maintenance in mind and offers plenty of room for alfresco entertaining. There is a covered area ideal for barbecue evenings, two summerhouses and garden shed to the rear boundary. Two parking spaces.

## GUIDE PRICE

**£600,000**

 **3**

 **3**

 **1**

  
**Landscaped**







**49 Woodstock Road, Witney, OX28 1EB**

Approximate Gross Internal Area = 117.52 sq m / 1265 sq ft



Illustration for identification purpose only, measurements approximate, and not to scale.

**Council Tax:**

Band D - £2,527.43

**Parking:**

Two driveway spaces

**Local Authority:**

West Oxfordshire District Council



# LOCATION

*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 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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