

# 25 VALENCE CRESCENT

WITNEY OX28 5GD

Breckon & Breckon  
est. 1947

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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. This fine home has been well looked after across the years and offers superb living space across two floors. The feature fireplace in the sitting room is a superb focal point, and the dining room opens to the sunny conservatory. The well-appointed kitchen/breakfast offers a wide range of units, integrated appliances, and space for white goods. There is room for breakfast dining and a useful utility is just off the main room. The cloakroom and study complete the excellent ground floor picture.

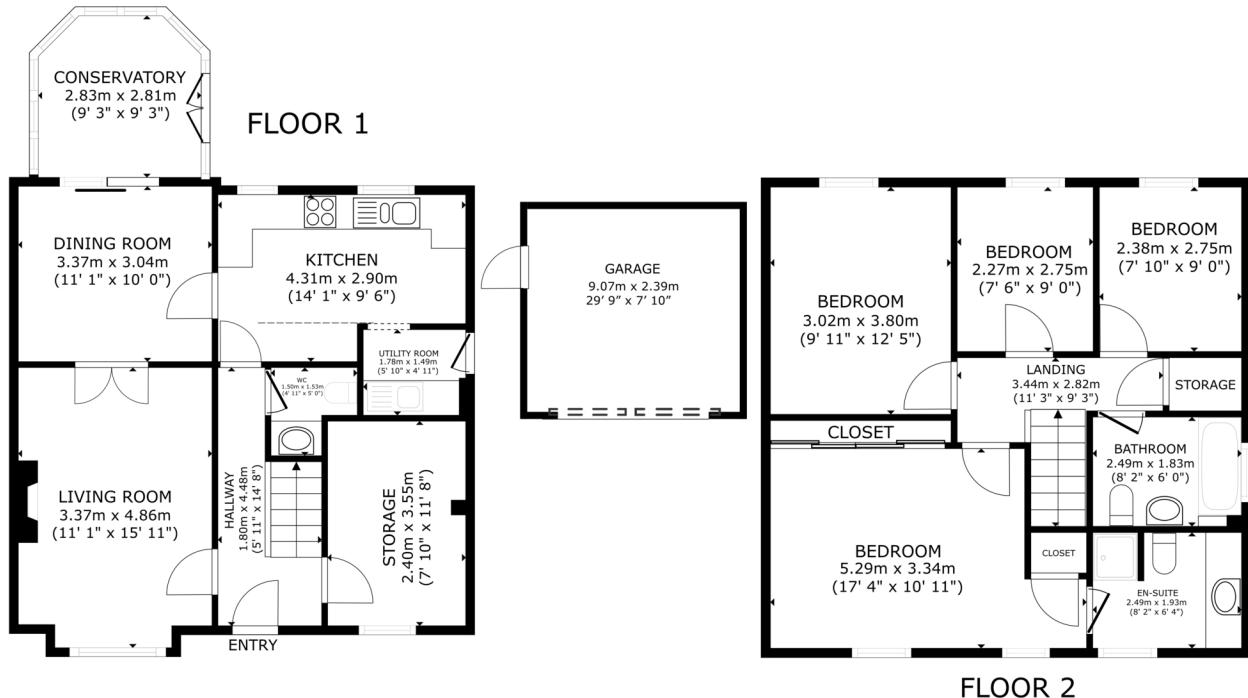
Externally, the generous garden enjoys a high degree of privacy and is laid mainly to lawn with a gravel seating area to enjoy alfresco dining. There is a double garage and driveway to the front. Easy access to a main bus route and just a short walk to open countryside are additional attributes that enhance this desirable family home.

## GUIDE PRICE

**£585,000**







GROSS INTERNAL AREA (EXCLUDING GARAGE)  
 FLOOR 1 67.3 m<sup>2</sup> (724 sq.ft.) FLOOR 2 60.7 m<sup>2</sup> (653 sq.ft.)  
 TOTAL : 128.0 m<sup>2</sup> (1,377 sq.ft.)  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**Council Tax:**  
 Band E - £3,089.08

**Parking:**  
 Double Garage & Driveway

**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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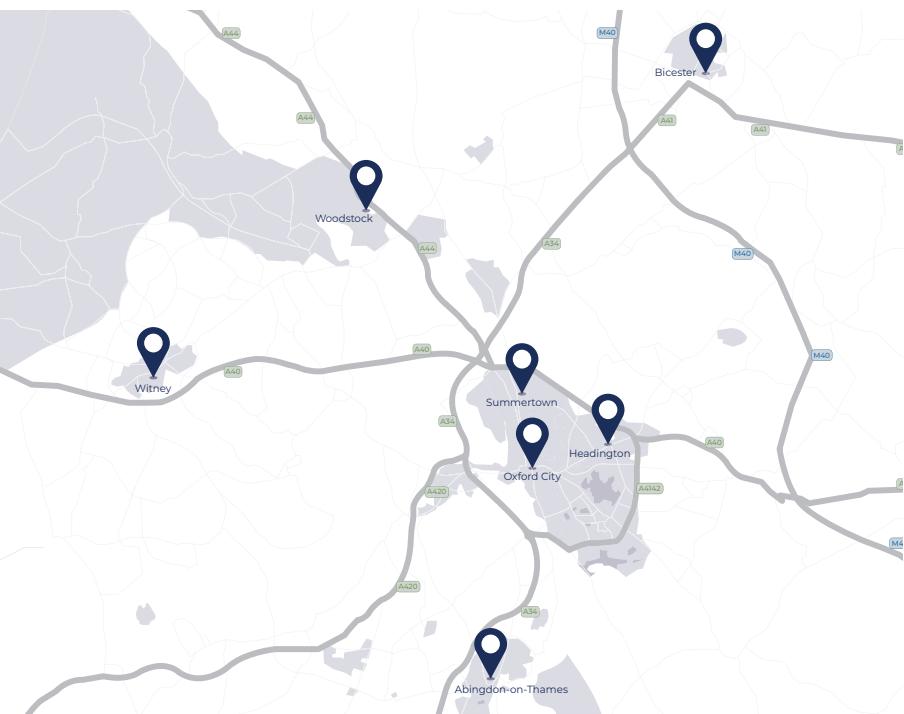
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Witney  
Oxfordshire  
OX28 6BB

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



FROM LEFT: Alex Chappel,  
Sarah Thomas, Julia Briggs,  
Rosie McDermott, John Bouwer



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t: 01865 20 1111 (letting)  
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