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4 CURBRIDGE ROAD

WITNEY OX28 5JR



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Nicely located within walking distance of the Marriotts Walk shopping and eateries, this individual property enjoys 0.19 acre gardens and 2,104 sq ft of beautifully presented family living space. The spacious accommodation includes a good size hallway, and light-filled sitting room with bay window and marble fireplace with an Italian slate hearth. The wonderful family kitchen/dining room is fitted with a wide range of units with feature wine storage set under the bay window and a wood burning stove. The principal bedroom also has a feature fireplace with iron grate and ensuite. There are two further double bedrooms, one with ensuite, the other well served by a separate shower room. The fourth bedroom is currently used as a study. Enjoy a view across the garden all year round from the comfort of the sizeable conservatory.

Affording a good degree of privacy the mature gardens have been well-tended and the seating areas are a delightful space to enjoy alfresco dining. The driveway and garage with electric door are further attributes.

£750,000

GUIDE PRICE



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3



0.19 acre





Every office has access to **every buyer** registered across our network of seven offices.

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

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

Approximate Gross Internal Area
Main House = 195.46 sq m / 2104 sq ft
Garage = 15.93 sq m / 172 sq ft
Total = 211.39 sq m / 2276 sq ft

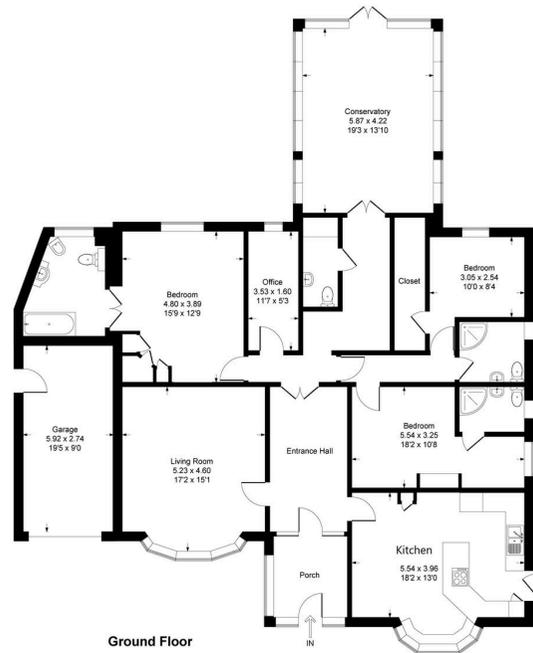


Illustration for identification purpose only, measurements approximate, and not to scale.

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 242 423 (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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Council Tax Band

Band F
£3,650.73

Local Authority

Local Authority
West Oxfordshire District Council

Creative Department

t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon

t: 01865 765 555
e: bespoke@breckon.co.uk