



# 8 MEADOW LANE

WITNEY OX28 6DN



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Meadow Lane occupies a superb position within a small development, perfectly placed for easy access to both the town centre and nearby countryside walks. This attractive semi-detached family home features stylish, beautifully presented accommodation arranged over two floors. The dual-aspect sitting room provides a welcoming space to relax, with doors opening directly onto the garden. The modern, light-filled kitchen is also dual aspect and offers an excellent range of units, integrated appliances, and space for additional white goods. With plenty of room for dining and a sofa area, it forms a wonderful hub for family life.

Outside, the rear garden offers a high degree of privacy and the paved patio provides the perfect spot for alfresco dining. In all, this impressive property delivers spacious, high-quality living conveniently located for schools and bus links.

## GUIDE PRICE

**£400,000**



3



1



2



Enclosed





**Meadow Lane, Witney, OX28 6DN**

Approximate Gross Internal Area  
 Main House = 96.52 sq m / 1039 sq ft  
 Garage = 13.74 sq m / 148 sq ft  
 Total = 110.26 sq m / 1187 sq ft

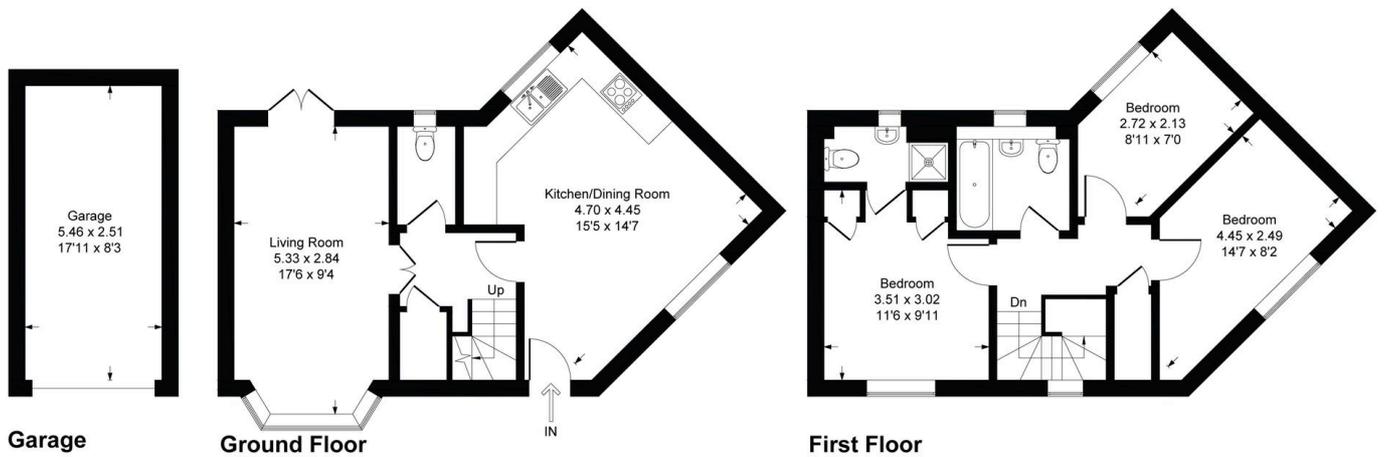


Illustration for identification purpose only, measurements approximate, and not to scale.

**Council Tax:**  
 Band C - £2,246.59

**Parking:**  
 Garage & Parking

**Local Authority:**  
 West Oxfordshire District Council

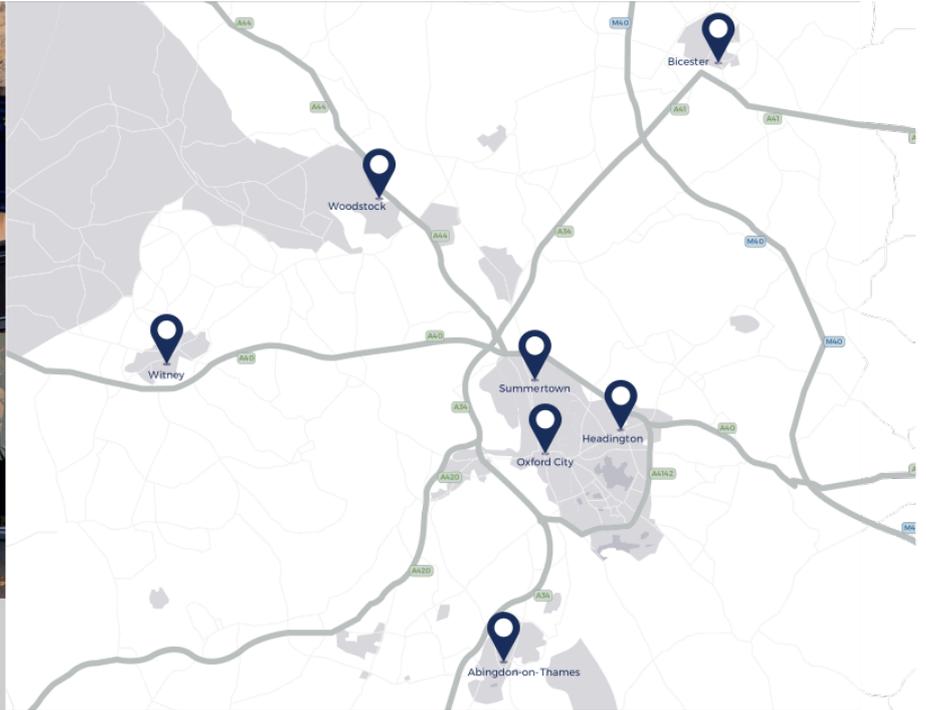
| Energy Efficiency Rating                    |          | Current | Potential   |
|---|----------|---------|---|
| Very energy efficient - lower running costs |          |         |   |
| (92+)                                       | <b>A</b> |         | 90  |
| (81-91)                                     | <b>B</b> |         |   |
| (69-80)                                     | <b>C</b> | 78      |   |
| (55-68)                                     | <b>D</b> |         |   |
| (39-54)                                     | <b>E</b> |         |   |
| (21-38)                                     | <b>F</b> |         |   |
| (1-20)                                      | <b>G</b> |         |   |
| Not energy efficient - higher running costs |          |         |   |
| England, Scotland & Wales                   |          |         | EU Directive 2002/91/EC  |

# LOCATION

*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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## Witney Sales

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Witney  
Oxfordshire  
OX28 6BB

t: 01993 776 775  
e: [witney@breckon.co.uk](mailto:witney@breckon.co.uk)

## Summertown

t: 01865 310 300 (sales)  
t: 01865 20 1111 (letting)  
e: [summertown@breckon.co.uk](mailto:summertown@breckon.co.uk)

## Oxford City Centre

t: 01865 244 735 (sales)  
t: 01865 20 1111 (letting)  
e: [post@breckon.co.uk](mailto:post@breckon.co.uk)

## Headington

t: 01865 750 200 (sales)  
t: 01865 763 999 (letting)  
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## Abingdon-on-Thames

t: 01235 550 550 (sales)  
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## Bicester

t: 01869 242 423 (sales & letting)  
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