



16 CAMPION WAY

WITNEY OX28 1ES



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Campion Way is a beautifully presented family home situated on the popular Madley Park development, ideally positioned on the edge of town. This sought-after location is perfect for family living, offering convenient access to local shops, well-regarded primary and secondary schools, and reliable nearby bus links. The ground floor features an impressive open plan sitting and dining area, enhanced by an abundance of natural light streaming through both the garden doors and an elegant roof lantern. This space is thoughtfully designed for modern family life, providing a welcoming environment for relaxation and entertaining.

The rear garden affords good privacy and is laid to lawn with a paved seating area for alfresco entertaining. The property enjoys a prime position overlooking a large, open green, creating an attractive outlook and a sense of space. Presented in excellent order throughout, this delightful home combines stylish interiors with a functional layout, ensuring it meets the needs of today's discerning buyers.

£390,000

GUIDE PRICE



3



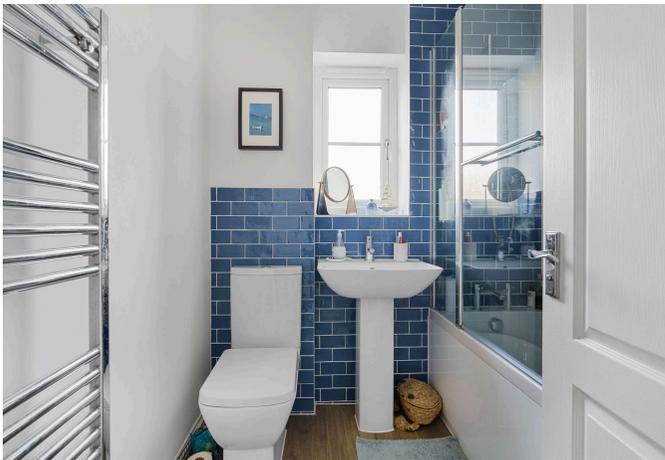
1



2



Enclosed





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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

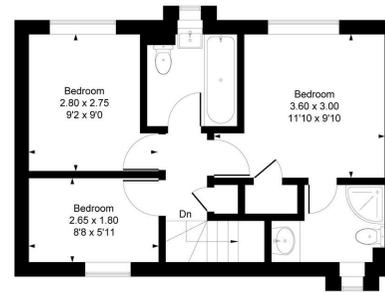
Headington

t: 01865 750 200 (sales)

t: 01865 763 999 (letting)

e: headington@breckon.co.uk

Approximate Gross Internal Area 85.56 sq m / 921 sq ft



First Floor



Ground Floor

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	77	81
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Council Tax Band

Band C

£2,246.59

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

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

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