



STABLES COTTAGE

2B WEST END, WITNEY OX28 1ND



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Tucked away just off West End, this delightful stone built cottage is presented in excellent order throughout, offering a wonderful blend of character and contemporary comfort. The open plan kitchen and living area is of an excellent size, with doors leading through to the conservatory, creating a light and inviting space that is perfect for both every-day living and entertaining. The kitchen is fitted with a superb range of cottage style units, providing ample storage and workspace, with space for essential white goods and a practical breakfast bar with stools for informal dining. The living area offers ample sofa space for relaxing, and the attractive wooden floor adds to the authentic cottage feel. The conservatory is a super addition.

A small courtyard provides a private spot to enjoy relaxing on sunny days.

GUIDE PRICE

£350,000



2



1



2

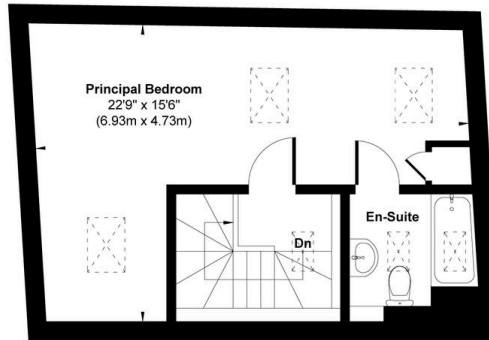


Small
Courtyard

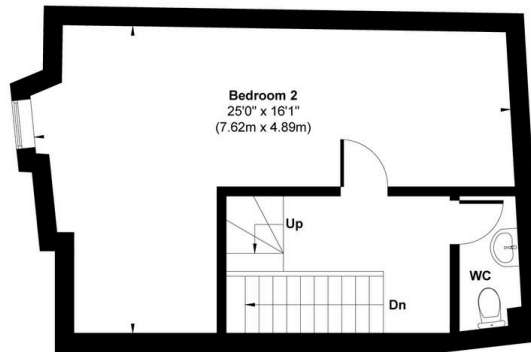




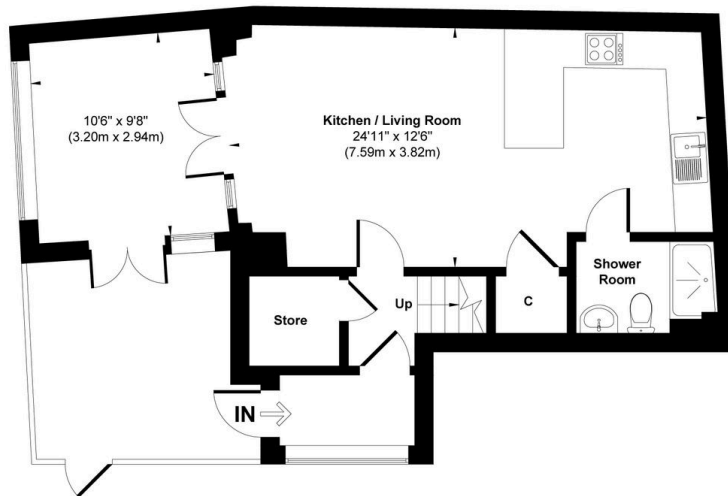
Approximate Gross Internal Area 116.25 sq.m / 1251 sq.ft



Second Floor



First Floor



Ground Floor

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

Council Tax:
Band C - £2,246.59

Parking:
No private parking

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		64	82
EU Directive 2002/91/EC			
England, Scotland & Wales			

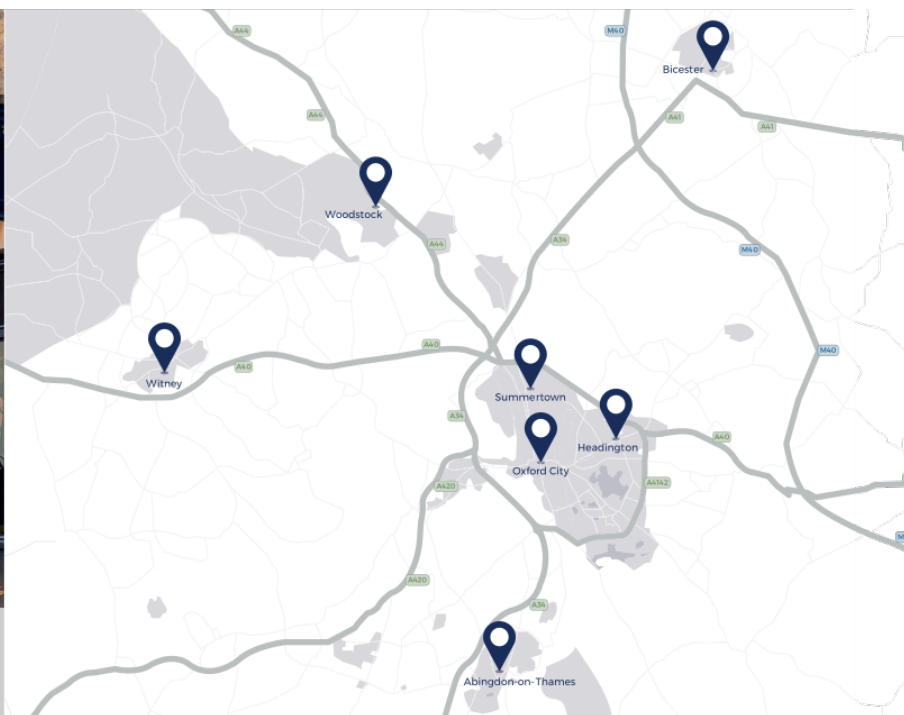
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
		44	63
EU Directive 2002/91/EC			
England, Scotland & Wales			

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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t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

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t: 01865 244 735 (sales)
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t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
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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

Creative Department

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

Bespoke by Breckon

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



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