



# 3 BIRCH GROVE

WITNEY OX28 1AN



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**GUIDE PRICE £400,000**



Birch Grove enjoys a delightful spot on the edge of the popular Madley Park development with its local shop and eateries. This delightful home enjoys a prime no-through road position and is beautifully presented throughout. The good size entrance hall with WC is just the start of the splendid accommodation that follows. The dual aspect sitting room is a lovely space for family relaxing and doors open out to the sunny garden. The contemporary fitted kitchen is equipped with an extensive range of units, integrated appliances, and ample space for white goods. There is a useful breakfast bar for quick meals with a separate dining room for family dining.

Externally the sunny, south-facing garden is fully enclosed with a patio area ideal for alfresco dining. Well-tended and laid to lawn with a border planted with an array of plants and shrubs, this wonderful garden is a lovely space for the whole family.

## AGENTS COMMENT

*The town centre with its excellent range of shops, pubs and cafes, and transport links to Witney or Oxford is a short drive or pleasant walk across Langel Common.*



3



2



2



**Good Size**





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

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Witney Oxfordshire  
OX28 6BB

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e: witney@breckon.co.uk

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John Bower Local Director

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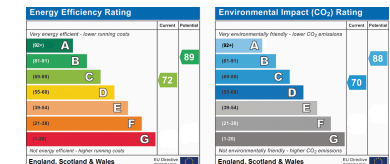
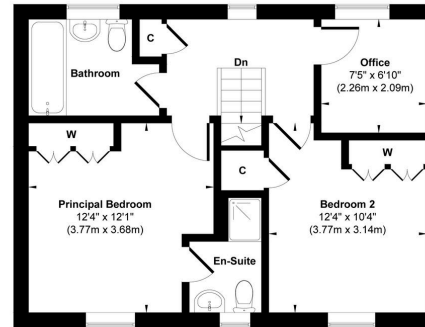
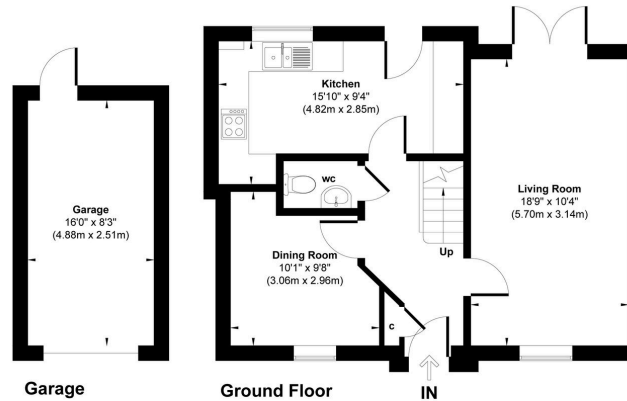


Illustration for identification purpose only, measurements approximate and not to scale.

Approximate Gross Internal Area  
Main House = 93.92 sq.m / 1011 sq.ft  
Garage = 12.25 sq.m / 132 sq.ft  
Total = 106.17 sq.m / 1143 sq.ft



First Floor



Garage

Ground Floor

IN

**Council Tax**  
Band D £2,652.79

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyors corner with property, heating systems to ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.