



17 MARSH WALK

WITNEY OX28 1YF



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Tucked away at the end of a cul-de-sac, overlooking green open space and just a short walk from the town centre, this superbly presented detached family home offers both space and versatility. The spacious dual-aspect sitting room, complete with a feature fireplace, provides an inviting space for relaxing with family. The modern open-plan kitchen/dining room is fitted with an extensive range of units, integrated appliances, with ample room for family dining. A second reception room adds further flexibility and could easily serve as a ground-floor bedroom, with a shower room/utility adjacent.

Outside, the south-westerly facing garden is fully enclosed and designed with low-maintenance in mind. The patio, adjoining the sitting room, provides an ideal space for alfresco entertaining.

GUIDE PRICE

£600,000

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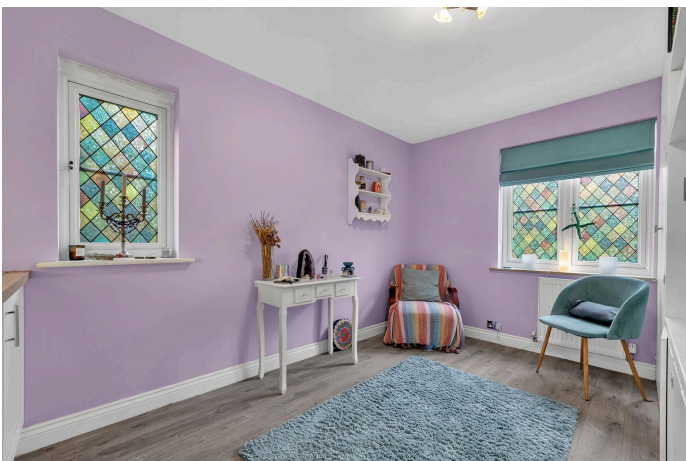
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 **4**



Low-maintenance





Approximate Gross Internal Area
 Main House = 137.40 sq.m / 1479 sq.ft
 Garage = 14.08 sq.m / 152 sq.ft
Total = 151.48 sq.m / 1631 sq.ft



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

Council Tax:
 Band F - £3,831.8

Parking:
 Garage & Parking

Local Authority:
 West Oxfordshire District Council

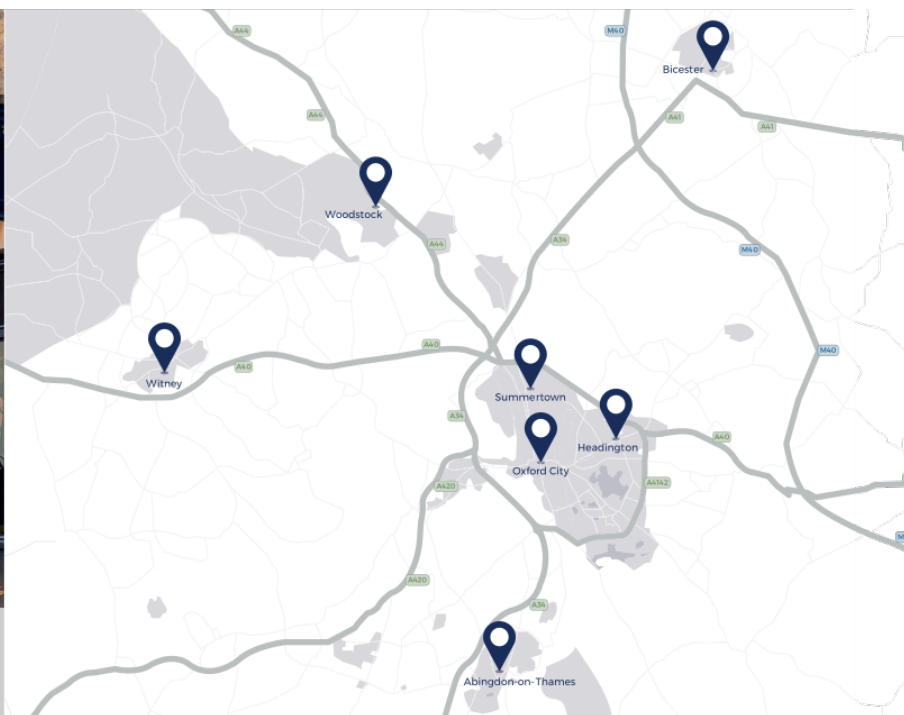
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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Sarah Thomas, Julia Briggs,
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