



# LEFTOVER COTTAGE

13 STANTON HARCOURT ROAD, WITNEY OX28 3LE



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**GUIDE PRICE £350,000**



Perfectly positioned for a pleasant walk into Witney town centre via Langel Common, this end-terrace cottage is arranged over two floors and offers excellent scope for a new owner to refurbish and set to their own taste. The property is entered via a hallway with stairs rising to the first floor. To the front, the sitting room features a fireplace with display shelving and an inset electric fire. An attractive archway leads through to a generous dining area with ample space for a table and chairs. To the rear, the kitchen is fitted with a range of units and provides space for freestanding white goods. A useful rear addition has created an ensuite bedroom, although this space also offers flexibility for a variety of uses depending on the new owner's needs.

The rear garden enjoys a good degree of privacy and is enclosed by mature hedging and shrubs, creating an ideal space to relax and enjoy sunny days. A lawn with planted borders extends to a summerhouse at the rear boundary.

## AGENTS COMMENT

*This quiet no-through road is a sought-after edge of town position with easy access to an excellent Oxford bus link, the A40 and a lovely walk to the town.*



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**Good size and enclosed**





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Approximate Gross Internal Area = 91.06 sq.m / 980 sq.ft



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

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**John Bower** Local Director

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## Council Tax

Band D £2,652.79

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