



STATION HOUSE

15 STATION LANE, WITNEY OX28 4BB



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Station House enjoys an exceptional location just moments from the prestigious Church Green, offering a rare opportunity to acquire a unique family home originally constructed in 1934 for the Station Master. This impressive residence is set within a generous south-facing plot and enjoys a high level of seclusion and privacy. This striking family residence offers stylish, characterful accommodation including a stunning, light-filled kitchen/dining/family room, and a dual aspect sitting room with a striking fireplace, wood burning stove, oak beams, and wooden floors, creates a warm and inviting atmosphere.

Entered via an oak pedestrian gate with double electric gates for vehicular access to ample parking. A detached double storey building offers a great opportunity for an annexe (stpp), a hobbies studio or work from home space. A charming shepherd's hut provides additional space.

GUIDE PRICE

£925000



4



2



2

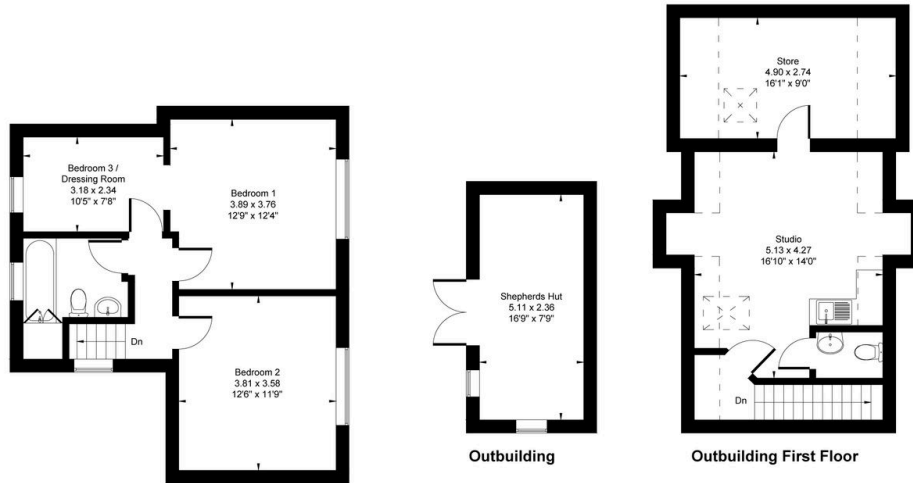


Landscaped





Approximate Gross Internal Area
 Main House = 148.39 sq m / 1597 sq ft
 Outbuilding = 107.91 sq m / 1162 sq ft
 Total = 256.30 sq m / 2759 sq ft



First Floor

Outbuilding

Outbuilding First Floor



Lower Ground Floor

Ground Floor

Outbuilding Ground Floor

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

Council Tax:

Band E - £3,089.08

Parking:

Off-street 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	71	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

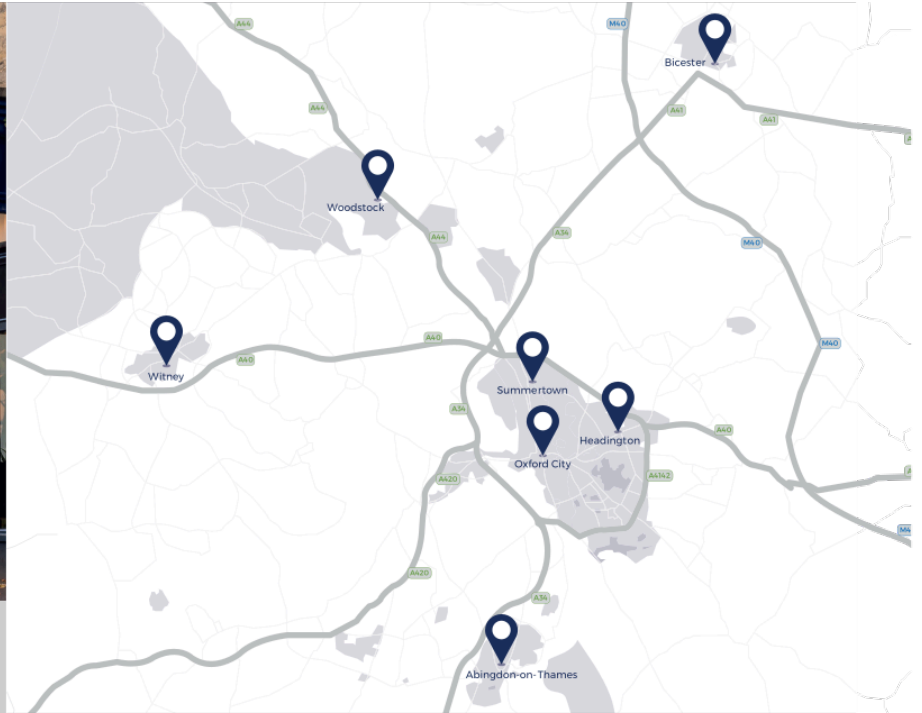
LOCATION

The Leys recreational park, St Mary's Church, and attractive riverside walks are all within easy reach, as are public transport links, shops, eateries, and sports facilities in the vibrant town centre.

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. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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