



5 CHURCH LANE

WITNEY OX28 3LB



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Perfectly positioned for a pleasant walk into Witney town centre via Langel Common, this charming home is a true delight. Beautifully presented throughout, the accommodation is arranged over three floors and offers excellent living space, complemented by a private south facing garden. Filled with natural light, the superb sitting room features a wood-burning stove and opens seamlessly into a wonderful dining area with ample space for a table and chairs – an ideal setting for family life and entertaining. The cottage style kitchen is fitted with a wide range of units and attractive solid oak worktops. The top floor is dedicated to a further double bedroom with its own en-suite bathroom.

The pretty rear garden is the perfect spot for alfresco dining. Additional benefits are a garage and an easy walk to a main Oxford bus link.

GUIDE PRICE

£375,000



3



1



2



South Facing





Approximate Gross Internal Area
 Main House = 94.38 sq.m / 1016 sq.ft
 Garage = 15.62 sq.m / 168 sq.ft
Total = 110.00 sq.m / 1184 sq.ft

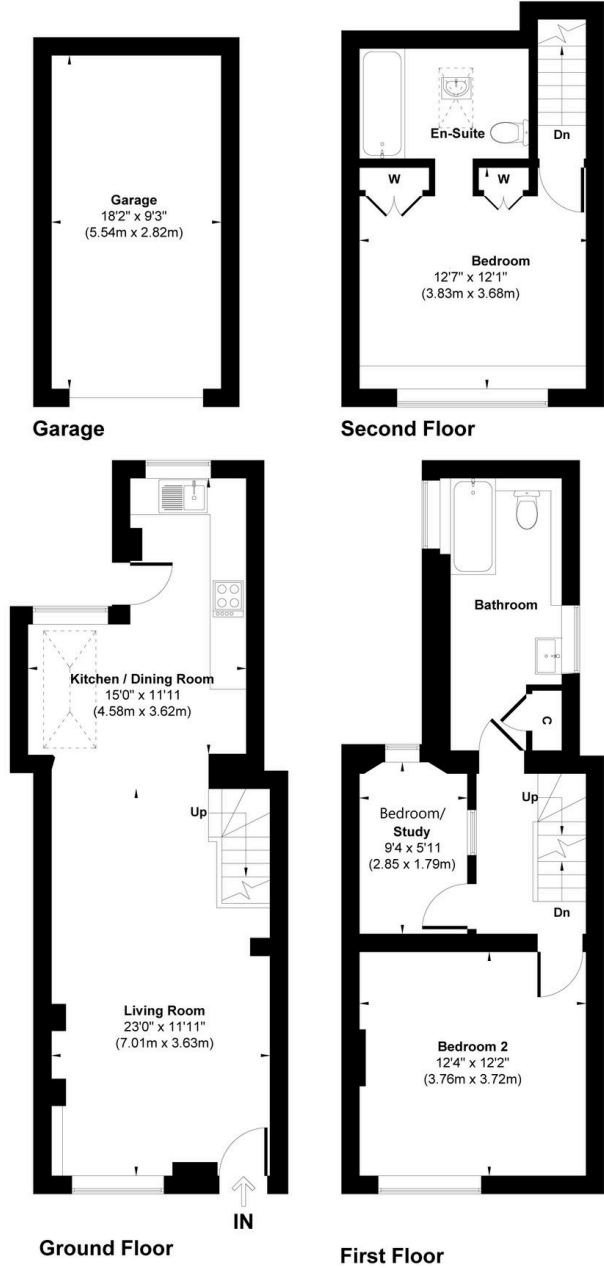


Illustration for identification purpose only, measurements approximate and not to scale.

Council Tax:
 Band C - £2,358.03

Parking:
 Garage

Local Authority:
 West Oxfordshire District Council

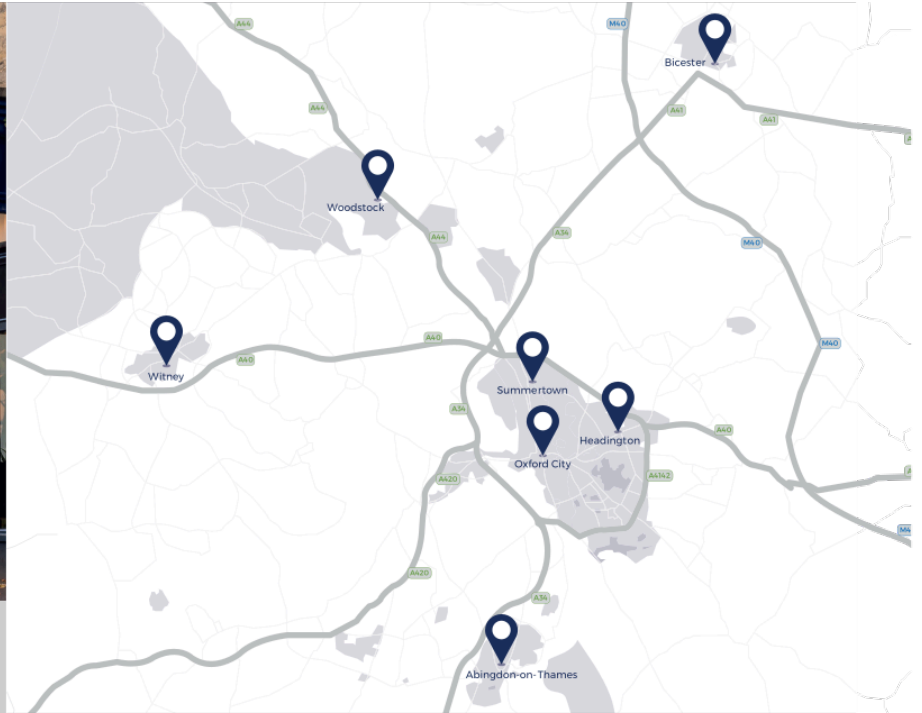
| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 70 | 75 |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| 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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10 Market Square
Witney
Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk



FROM LEFT: Alex Chappell,
Sarah Thomas, Julia Briggs,
Rose McDermott and John Bouwer

Summertown

t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre

t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
e: post@breckon.co.uk

Headington

t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames

t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Woodstock

t: 01993 811 881 (sales)
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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