



# 9 PRIMROSE CLOSE

WITNEY OX28 1AD



# 9 PRIMROSE CLOSE

Witney OX28 1AD

**GUIDE PRICE £400,000**



Occupying a delightful position on the edge of the sought-after Madley Park development, with its local shop, primary school and eateries close at hand, this superb family home is beautifully presented throughout and new carpets enhance the fresh, welcoming feel of the accommodation. The dual-aspect sitting room enjoys patio doors opening directly onto the rear garden, creating an excellent setting for everyday family living and relaxation. The recently refitted kitchen is stylishly appointed with an extensive range of units, integrated appliances and ample space for additional white goods. A second reception room provides excellent flexibility, ideal as a bedroom/dining room/study or playroom.

The enclosed rear garden provides an attractive space for the whole family to enjoy, perfect for outdoor dining and alfresco entertaining. From the garden there is access to an adjacent single garage with light and power allowing the possibility for a car charger point plus an additional parking space.

## AGENTS COMMENT

*An appointment to view this end of chain home is highly recommended to fully appreciate the ideal location and superb presentation.*



3



2



2



**Enclosed**





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

Sharing a single database of buyers ensures maximum exposure for our clients.

## Witney Sales

10 Market Square  
Witney Oxfordshire  
OX28 6BB

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

### 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

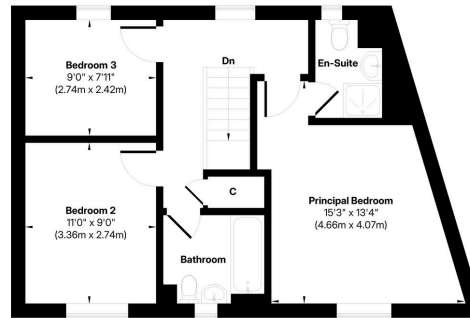
### Headington

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

Approximate Gross Internal Area 99.06 sq.m / 1066 sq.ft



**First Floor**  
Approximate Floor Area  
533 sq.ft  
(49.53 sq.m)



**Ground Floor**  
Approximate Floor Area  
533 sq.ft  
(49.53 sq.m)

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

### 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



**John Bower** Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Level	Percent	Level	Percent
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
85		73	
England, Scotland & Wales	EU Energy Directive 2002/91/EC	England, Scotland & Wales	EU Energy Directive 2002/91/EC

## 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 services 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.