

7 HARVEST WAY

WITNEY OX28 1AW

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Enjoying a delightful position on the edge of the popular Madley Park development, with its local shop, eateries, and easy access to both primary and secondary schools, this splendid family home offers a modern and contemporary layout. Beautifully presented throughout, the stylish accommodation includes a generous sitting room; a wonderful space for the family to relax around the fireplace, and a sunny conservatory. At the heart of the home is the contemporary fitted kitchen/dining room – a superb social space, ideal for both everyday family life and entertaining.

The garden is well tended and mainly laid to lawn, with borders planted with an attractive array of plants and shrubs. It offers a delightful outdoor space for the whole family to enjoy, including alfresco entertaining beneath the covered decked area.

GUIDE PRICE

£750,000



5



2



3



Generous





Approximate Gross Internal Area
 Main House = 230.58 sq.m / 2481 sq.ft
 Garage = 29.22 sq.m / 315 sq.ft
 Outbuilding = 11.31 sq.m / 122 sq.ft
Total = 271.11 sq.m / 2918 sq.ft



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

Council Tax:
 Band F - £3,3831.8

Parking:
 Double Garage & Gated Driveway

Local Authority:
 West Oxfordshire District Council



LOCATION

Witney town centre, with its excellent range of shops, pubs, cafés, and transport links into Oxford city centre, is just a short drive away or can be reached via a pleasant walk across Langel Common.

Witney is a delightful market town 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, and a fine choice of pub/restaurants. It also has the benefit of plentiful free car parking. The A40 provides a road link to Oxford to the east and Cheltenham to the west. A main line station with a fast London service is at nearby Long Hanborough about five miles away.



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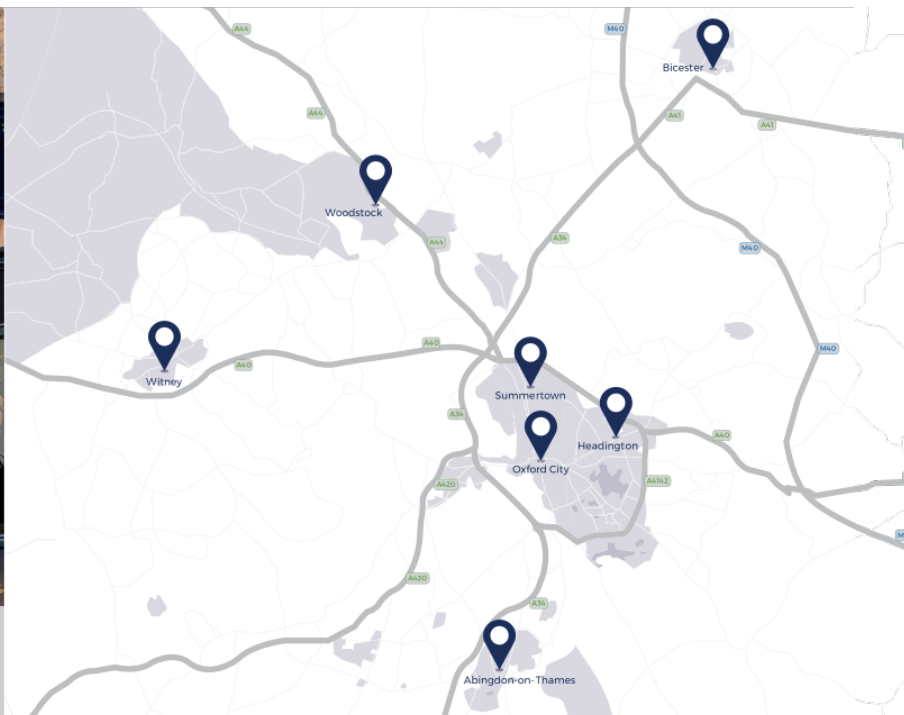
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