



106 OXLEASE

WITNEY OX28 3QU



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Breckon & Breckon
est.1947

GUIDE PRICE £425,000



Situated in a prime position within the highly sought-after Cogges development, this three-bedroom detached house presents an excellent opportunity for families seeking a well-appointed home with convenient access to Witney town centre. The property is offered with no onward chain and provides a generous 1,071 square feet of light-filled living space arranged over two floors. The heart of the home is the light and airy sitting/dining area that offers ample space for family gatherings and every-day living. This area seamlessly connects to a bright conservatory, creating an inviting spot to enjoy throughout the year. The modern kitchen features an extensive range of gloss white units, integrated appliances and attractive wood worktops.

To the rear, the garden is enclosed with a mix of lawn, plants and a paved area for alfresco dining. There is driveway parking to the front.

AGENTS COMMENT

This home is ideal for families with children, and the main bus route is just a short walk away providing excellent links to Oxford and beyond.

 **3**  **2**  **1**

 **Enclosed**





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Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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e: witney@breckon.co.uk

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Approximate Gross Internal Area 99.50 sq.m / 1071 sq.ft

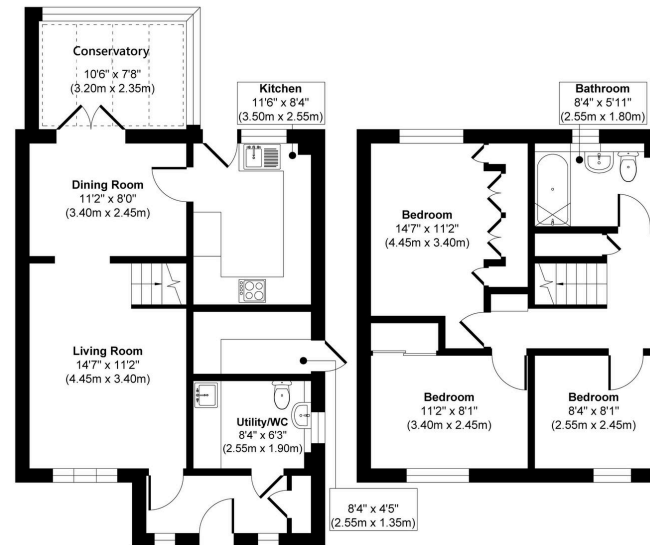


Illustration for identification purpose only, measurements are approximate not to scale.

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Creative Department
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Bespoke by Breckon
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John Bouwer Local Director

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



Council Tax

Band D £2,652.79

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