

MARTYN COX
— & COMPANY —



14 West End, Witney, OX28 1NE

Guide Price: £475,000

Freehold

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A charming and spacious Grade II listed, 4 double bedroomed character three-storey cottage in the centre of Witney. A plethora of features including stone and wooden flooring, stripped pine doors, wooden beams and a large open fireplace. This exquisite home also benefits from gas central heating and offered for sale with no onward chain.

Witney is an attractive town steeped in history, with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There are two major health centres in the town with others on the periphery and an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk together with other smaller shopping areas provide an excellent variety of shops including Marks & Spencer, a Multi-Screen Cinema and many restaurants and food outlets. Public transport is available from outlying villages and from Witney to Oxford.

Council Tax Band D £2,174

- Grade II listed period property
- 4 double bedrooms
- Private garden
- Kitchen with dining area
- Original open fireplace
- Flagstone hallway



GROSS INTERNAL AREA
FLOOR 1: 694 sq. ft, 64 m², FLOOR 2: 686 sq. ft, 64 m²
FLOOR 3: 235 sq. ft, 22 m², EXCLUDED AREAS:
REDUCED HEADROOM BELOW 1.5M: 25 sq. ft, 2 m²
TOTAL: 1615 sq. ft, 150 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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