



75 Oxlease
Witney, Oxfordshire OX28 3QY

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A tastefully presented 3 bedroom semi-detached house, benefiting from an impressive recently constructed extension to the rear, which has significantly enlarged the living accommodation to now comprise of a spacious living/dining/family 'light and airy' open plan area with bi-fold doors opening to the garden. Leading off from the reception space is an excellent fitted kitchen with high quality integrated appliances. Gas central heating is installed and double glazing is fitted. The pleasant rear garden is of a good size and there are the further advantages of a garage and separate allocated parking space behind. The front of the property overlooks a large area of green. Cogges is a popular development with easy access to schools, local amenities and the town centre.

Distances

Witney, Market Square c 1.8 miles (0.7 miles on foot) / Oxford c. 11.9 miles / Hanborough Train Station c. 5.9 miles / Burford c. 8.7 miles

Directions

Leave Witney town centre via Newland and Oxford Hill and turn right at the traffic lights onto Cogges Hill Road. Take the second turning on the right into Cogges Hill Road (also) and almost immediately right into Oxlease. Take the first turning on the left (marked 11-117) and proceed to the end of the road until the recreation green is in sight. Continue on foot towards the green and follow the house numbers of those facing the green. Number 75 is marked by a Thomas Merrifield For Sale Board.

30D23





GROUND FLOOR

Entrance Porch
Living/Dining/Family Room
Fitted Kitchen

FIRST FLOOR

Landing
3 Bedrooms
Bathroom

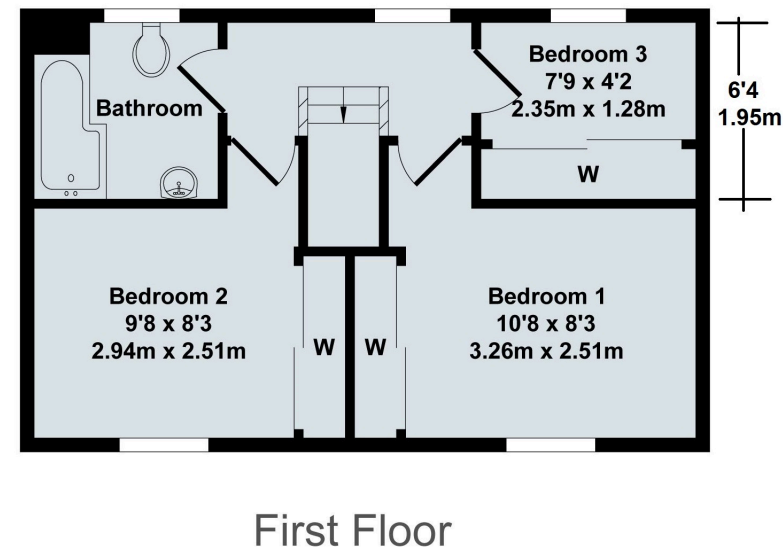
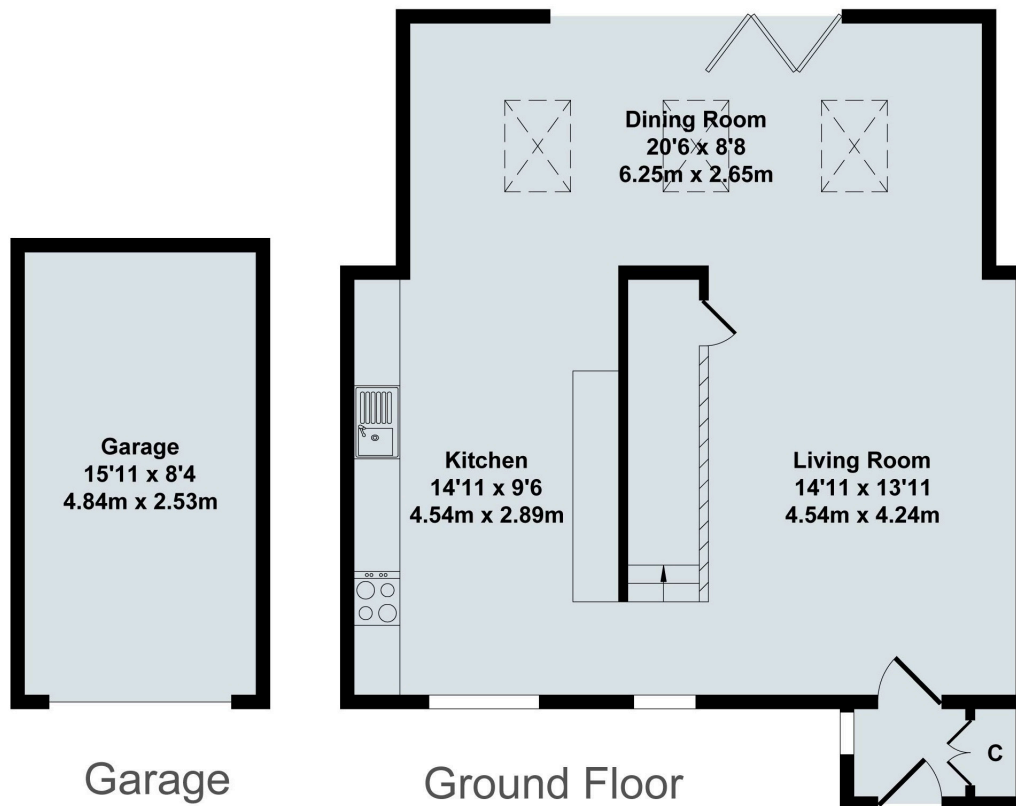
Double Glazing
Gas Central Heating

OUTSIDE

Pleasant Gardens
Garage
Allocated Parking Space
Views Over Large Green To The Front

Price £394,950 Freehold
WODC Band C / EPC Rating: 66/D





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Total Approx. Floor Area 1048 Sq.Ft. (97.40 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Contact:

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