



33 Wilkinson Place  
Witney, Oxfordshire OX28 6JT

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A substantial, detached family home offering versatile accommodation over three floors including 4 / 5 bedrooms, three of which provide ensuite shower rooms. The property is conveniently situated for access to the town centre amenities and local schools and overlooks an area of green to the front. Gas central heating is installed and double glazing is fitted and there are the further advantages of a family bathroom, ground floor cloakroom and a utility room. There is also a garage and further parking for up to 3 vehicles. The rear garden enjoys a south-easterly aspect. Council Band F. EPC Rating: C.

### Directions

From Witney, Market Square proceed along Corn Street to the roundabout, taking the third exit onto Tower Hill. Proceed up the hill, taking the third turning on the right into Wilkinson Place. Continue to the end of the road and then bear right. Number 33 is marked by a Thomas Merrifield For Sale board.

### Distances

Witney, Market Square c. 0.9 miles . Oxford c. 13.8 miles / Long Hanborough Train Station c. 6.6 miles . Burford c. 6.9 miles

Draft details - may be subject to alterations.

09A23





#### GROUND FLOOR

Entrance Hall  
Cloakroom  
Family Room  
Kitchen/Breakfast Room  
Utility Room

#### FIRST FLOOR

Living Room / Or Bedroom  
Bedroom  
Ensuite Shower Room  
Family Bathroom

#### SECOND FLOOR

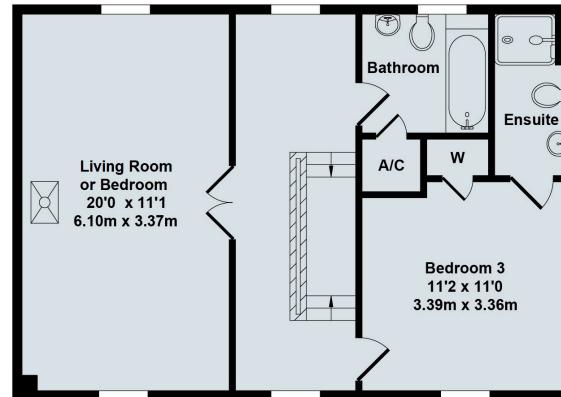
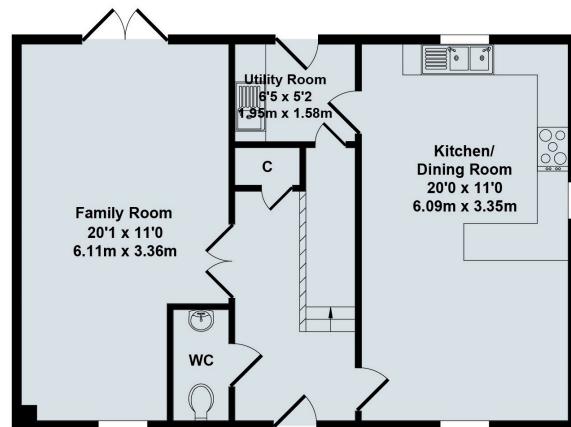
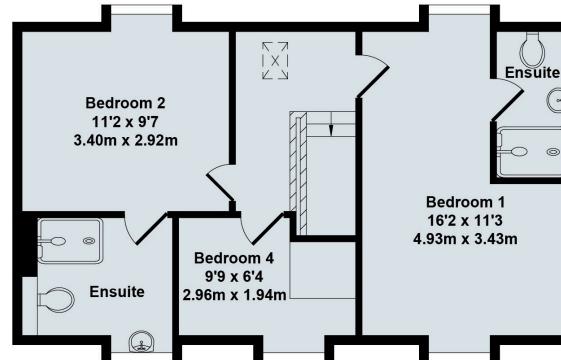
3 Further Bedrooms  
2 Ensuite Shower Rooms  
  
Double Glazing  
Gas Central Heating

#### OUTSIDE

Pleasant South-Easterly Facing Garden  
Garage  
Parking For Up To 3 Vehicles  
Overlooks A Green To The Front



**Offers In Excess Of £550,000 Freehold  
WODC Band: F / EPC Rating: 77/C**



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### Total Approx. Floor Area 1650 Sq.Ft. (153.30 Sq.M.)

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

#### Contact:

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