



46 Valence Crescent  
Witney, Oxfordshire OX28 5FT

## 46 Valence Crescent, Witney, Oxfordshire OX28 5FT

A stunning and thoughtfully extended 4 bedroom detached house, situated in an attractive position on the popular Deer Park. The property is presented in excellent condition throughout with a very appealing layout, and providing spacious accommodation on all 3 floors. The ground floor includes a hallway, cloakroom, large kitchen/dining room, a utility, study, living room, and a family room. To the first floor there is a very large main bedroom with an ensuite, 2 further bedrooms, the main bathroom, and an open landing. On the second floor there is a further double bedroom, and an ensuite shower room. There are good size gardens, plenty of driveway parking, and a double width garage. Council Band F. EPC Rating: 72/C

All mains are connected. Broadband - Ultrafast is available. Mobile & Data Signals - Outdoor: O2, Vodafone, EE & Three are likely. Indoor: O2, Vodafone are likely.

### Directions

Leave Witney via Corn Street and proceed to the roundabout, taking the second exit onto Curbridge Road. Follow this road along to the roundabout, turning right onto Deer Park Road. Continue along and proceed through the traffic lights, taking the second turning on the right into Valence Crescent. Follow this road along and the property is found on the left hand side.

Draft details - may be subject to alterations. 17F25





#### GROUND FLOOR

Entrance Hall  
Cloakroom  
Living Room  
Kitchen/Dining Room  
Family Room  
Study  
Utility Room

#### FIRST FLOOR

4 Bedrooms  
Ensuite  
Family Bathroom

#### SECOND FLOOR

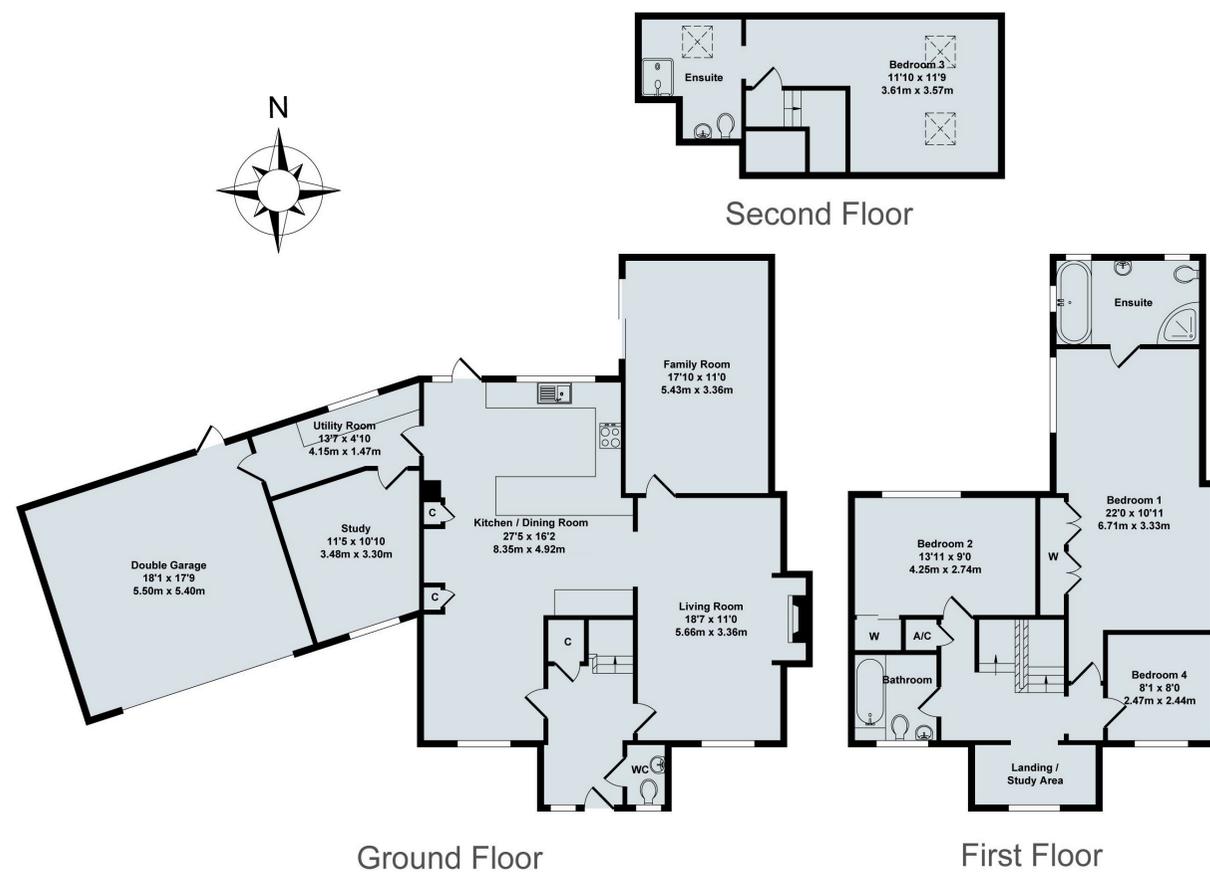
Bedroom  
Ensuite  
Double Glazing  
Gas Central Heating

#### OUTSIDE

Good Size Garden  
Double Garage  
Driveway Parking

**Offers In Excess Of £675,000 Freehold  
WODC Tax Band E / EPC Rating: 72/C**





**46 Valence Crescent**  
 Total Approx. Floor Area 2380 Sq.Ft. (221.1 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**  
 52 Market Square, Witney, Oxfordshire, OX28 6AF  
 Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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