



34 Woodstock Road  
Witney, Oxfordshire OX28 1DU

## 34 Woodstock Road, Witney, Oxfordshire OX28 1DU

A stone built 4 bedroom semi detached cottage, situated on this favoured tree-lined road within walking distance of the town centre. The property is presented in excellent condition and has attractive accommodation set over 3 floors, to include an entrance hall, living room, a sitting room to the rear, a dining room open with the kitchen, and a cloakroom. The first floor includes 3 bedrooms and a family bathroom with a separate shower, and the second floor offers the 4th bedroom, an ensuite shower room, plus a dressing room, also suitable for a home office. The gardens are private and enclosed, with plenty of gravel parking, and a garage/workshop.

### Material Information

All mains are connected. Ultrafast broadband is available. Mobile & Data Signals - Outdoor: good for O2, Three & Vodafone & EE.

### Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Proceed to the traffic lights, turning right onto High Street. Continue over the mini roundabout onto Bridge Street. Proceed straight over the double mini roundabouts onto Woodstock Road. Follow this road along and the property is found after a distance on the right hand side.

28G25





#### GROUND FLOOR

Entrance Hall

Living Room

Sitting Room

Kitchen/Dining Room

Cloakroom

#### FIRST FLOOR

3 Bedrooms

Family Bathroom

#### SECOND FLOOR

4th Bedroom

Ensuite Shower Room

Dressing Room or Home Office

#### OUTSIDE

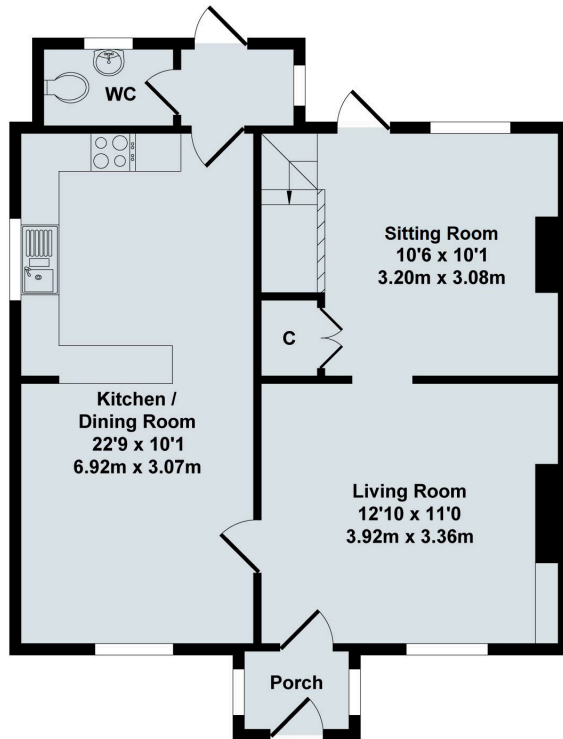
Private Rear Garden

Gravelled Parking

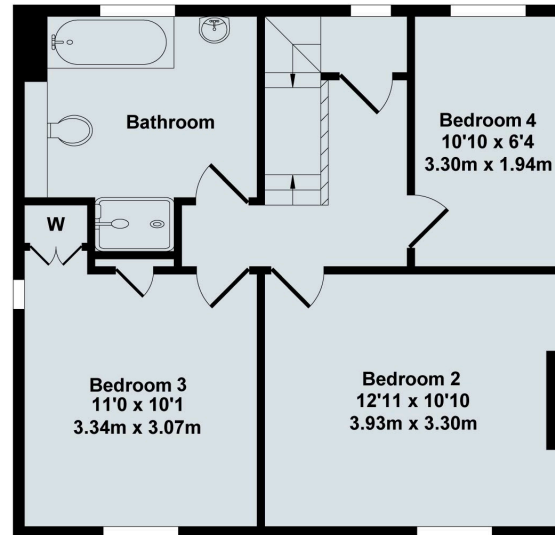
Garage/Workshop



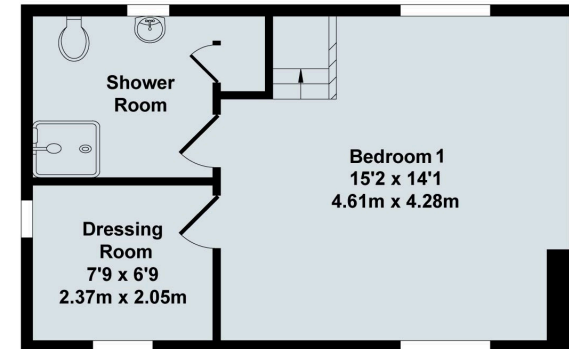
**Price £595,000 Freehold**  
**WODC Tax Band D / EPC Rating: 62/D**



Ground Floor



First Floor



Second Floor

## 34 Woodstock Road, Witney

Total Approx. Floor Area 1410 Sq.Ft. (131.0 Sq.M.)

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

### Contact:

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