



106 OXLEASE

WITNEY OX28 3QU



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Breckon & Breckon
est.1947

GUIDE PRICE £400,000



Situated in a prime position within the highly sought-after Cogges development, this three-bedroom detached house presents an excellent opportunity for families seeking a well-appointed home with convenient access to Witney town centre. The property is offered with no onward chain and provides a generous 1,071 square feet of light-filled living space arranged over two floors. The heart of the home is the light and airy sitting/dining area that offers ample space for family gatherings and every-day living. This area seamlessly connects to a bright conservatory, creating an inviting spot to enjoy throughout the year. The modern kitchen features an extensive range of gloss white units, integrated appliances and attractive wood worktops.

To the rear, the garden is enclosed with a mix of lawn, plants and a paved area for alfresco dining. There is driveway parking to the front.

AGENTS COMMENT

This home is ideal for families with children, and the main bus route is just a short walk away providing excellent links to Oxford and beyond.

 **3**  **2**  **1**

 **Enclosed**





Every office has access to **every buyer** registered across our network of seven offices.

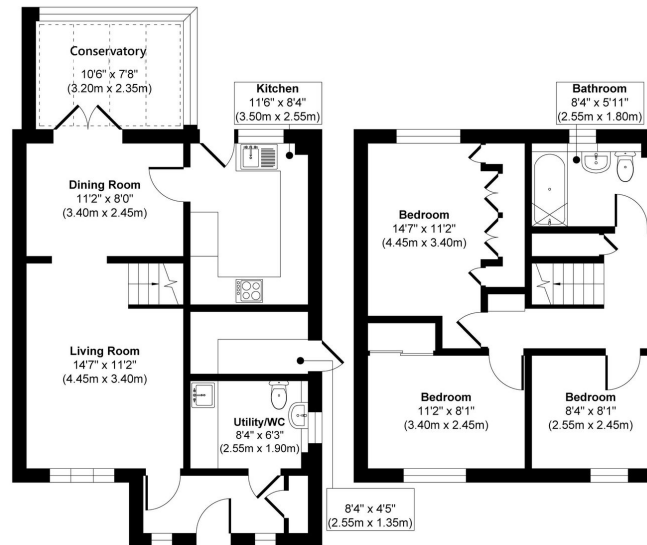
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Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

t: 01993 776 775
e: witney@breckon.co.uk

106 Oxlease Witney OX28 3QU
Approximate Gross Internal Area 99.50 sq.m / 1071 sq.ft



Ground Floor
Approximate Floor Area
608 sq. ft
(56.48 sq. m)

First Floor
Approximate Floor Area
463 sq. ft
(43.02 sq. m)

Illustration for identification purpose only, measurements are approximate not to scale.

Summertown
t: 01865 310 300 (sales)
t: 01865 20 1111 (letting)
e: summertown@breckon.co.uk

Oxford City Centre
t: 01865 244 735 (sales)
t: 01865 20 1111 (letting)
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New Homes
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Land Team
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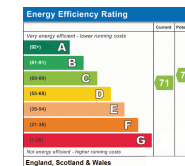
Creative Department
t: 01865 310 300
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Bespoke by Breckon
t: 01865 765 555
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John Bouwer Local Director

For an **up-to-date** valuation, please call me, I'd love to **help** you move.



Council Tax

Band D £2,652.79

IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their services corner with property, heating systems at ensure the accuracy of the floor plans contained here. Measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

