



LEFTOVER COTTAGE

13 STANTON HARCOURT ROAD, WITNEY OX28 3LE



Leftover Cottage

13 Stanton Harcourt Road, Witney OX28 3LE

Breckon & Breckon
est.1947

GUIDE PRICE £315,000



Perfectly positioned for a pleasant walk into Witney town centre via Langel Common, this end-terrace cottage is arranged over two floors and offers excellent scope for a new owner to refurbish and set to their own taste. The property is entered via a hallway with stairs rising to the first floor. To the front, the sitting room features a fireplace with display shelving and an inset electric fire. An attractive archway leads through to a generous dining area with ample space for a table and chairs. To the rear, the kitchen is fitted with a range of units and provides space for freestanding white goods. A useful rear addition has created an ensuite bedroom, although this space also offers flexibility for a variety of uses depending on the new owner's needs.

The rear garden enjoys a good degree of privacy and is enclosed by mature hedging and shrubs, creating an ideal space to relax and enjoy sunny days. A lawn with planted borders extends to a summerhouse at the rear boundary.

AGENTS COMMENT

This quiet no-through road is a sought-after edge of town position with easy access to an excellent Oxford bus link, the A40 and a lovely walk to the town.

 **3**  **2**  **2**



Good size and enclosed





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

Sharing a single database of buyers ensures maximum exposure for our clients.

Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

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)
e: post@breckon.co.uk

Headington
t: 01865 750 200 (sales)
t: 01865 763 999 (letting)
e: headington@breckon.co.uk

Abingdon-on-Thames
t: 01235 550 550 (sales)
t: 01235 554 040 (letting)
e: abingdon@breckon.co.uk

Approximate Gross Internal Area = 91.06 sq.m / 980 sq.ft

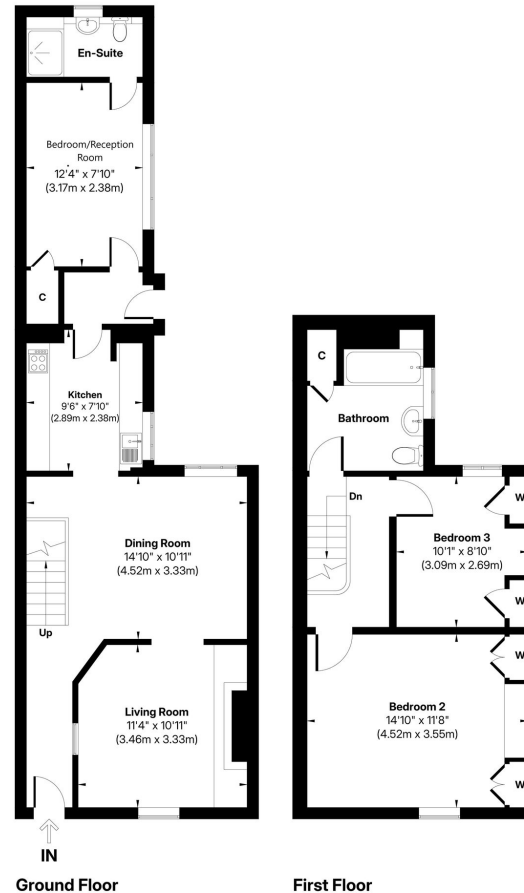


Illustration for identification purpose only, measurements approximate and not to scale.

Woodstock
t: 01993 811 881 (sales)
t: 01993 810 100 (letting)
e: woodstock@breckon.co.uk

Bicester
t: 01869 242 423 (sales & letting)
e: bicester@breckon.co.uk

New Homes
t: 01865 261 222
e: newhomes@breckon.co.uk

Land Team
t: 01865 558 999
e: land@breckon.co.uk

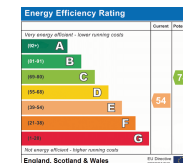
Letting and Property Management
t: 01865 20 1111
e: lettings@breckon.co.uk

Creative Department
t: 01865 310 300
e: creative@breckon.co.uk

Bespoke by Breckon
t: 01865 765 555
e: bespoke@breckon.co.uk



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.