



53 CRAWLEY ROAD

WITNEY OX28 1HX



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Enjoying a lovely position on the northern edge of Witney with views across the Windrush Valley, this individual four bedroom detached family home offers spacious and flexible accommodation arranged over three levels. The welcoming entrance hall leads into 2024 sq ft of living space, designed to maximise natural light through large windows that frame the delightful meadow outlook to the rear. The ground floor features a dual aspect sitting room and contemporary kitchen/breakfast/dining room. The lower ground floor with two bedrooms both with ensuite provides flexibility.

The terrace and stepped gardens are a blank canvass with ample scope for the budding gardener to create a stunning space to enjoy alfresco entertaining further enhanced by the delightful meadowland view.

GUIDE PRICE

£600,000

 **4**

 **1**

 **3**


**Enclosed with
view**





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Approximate Gross Internal Area
Main House = 197.9 sq m / 2131 sq ft
Garage = 46.7 sq m / 504 sq ft
Outbuilding = 41.5 sq m / 447 sq ft
Total = 286.2 sq m / 3081 sq ft

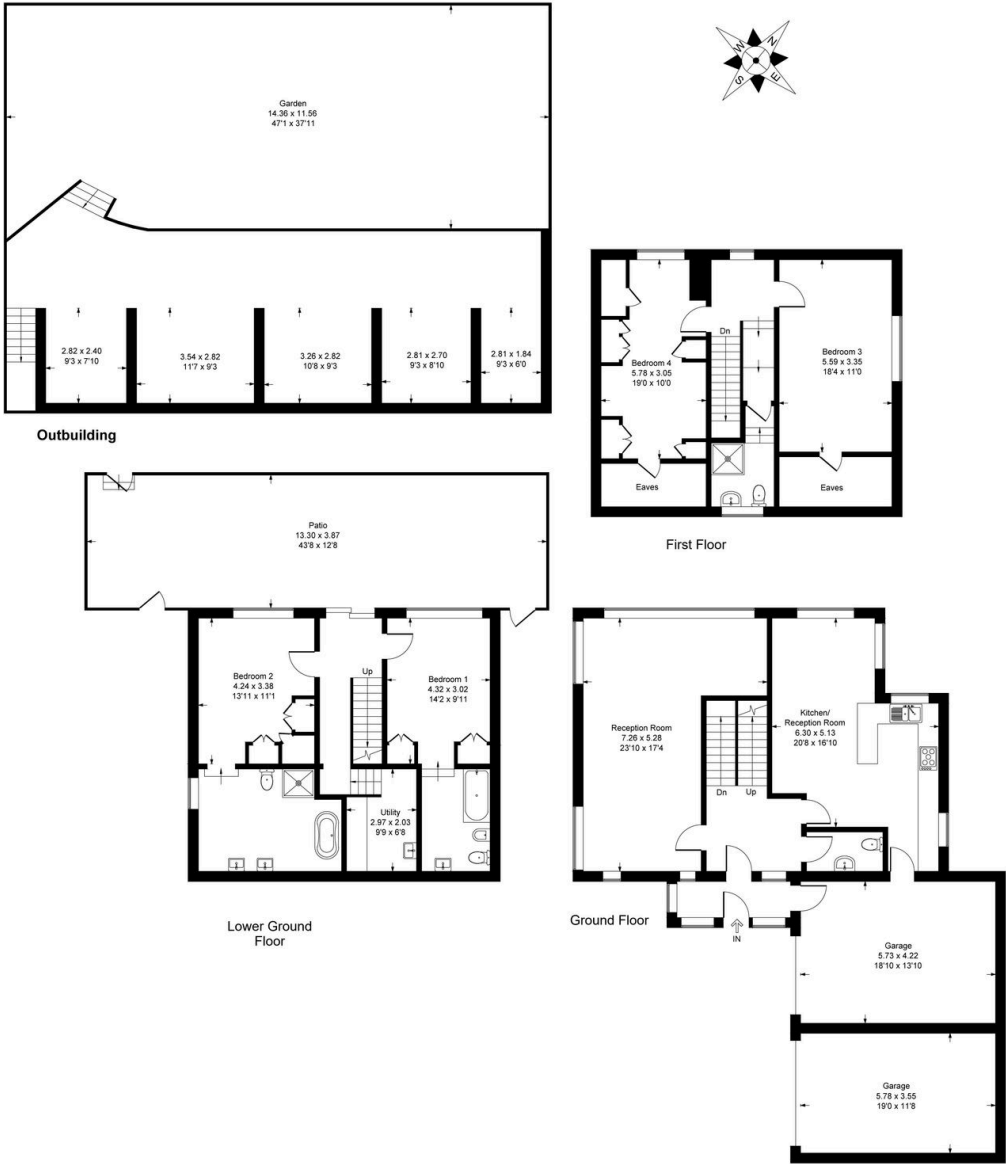


Illustration for identification purpose only, measurements approximate, and not to scale.

Council Tax:
Band E - £3,242.29

Parking:
Driveway & Double Garage

Local Authority:
West Oxfordshire District Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		65	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		55	73

LOCATION

Witney is a delightful market town on the edge of the Cotswolds and historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, a fine choice of pub/restaurants, and open green spaces and riverside walks to the Witney Lake & Country Park. The A40 provides a road link to Oxford and a regular bus service runs to both Oxford and also Long Hanborough/Woodstock and the Oxford Parkway rail station. There is also a main line station with a fast London service in nearby Long Hanborough about five miles away.



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Witney Sales

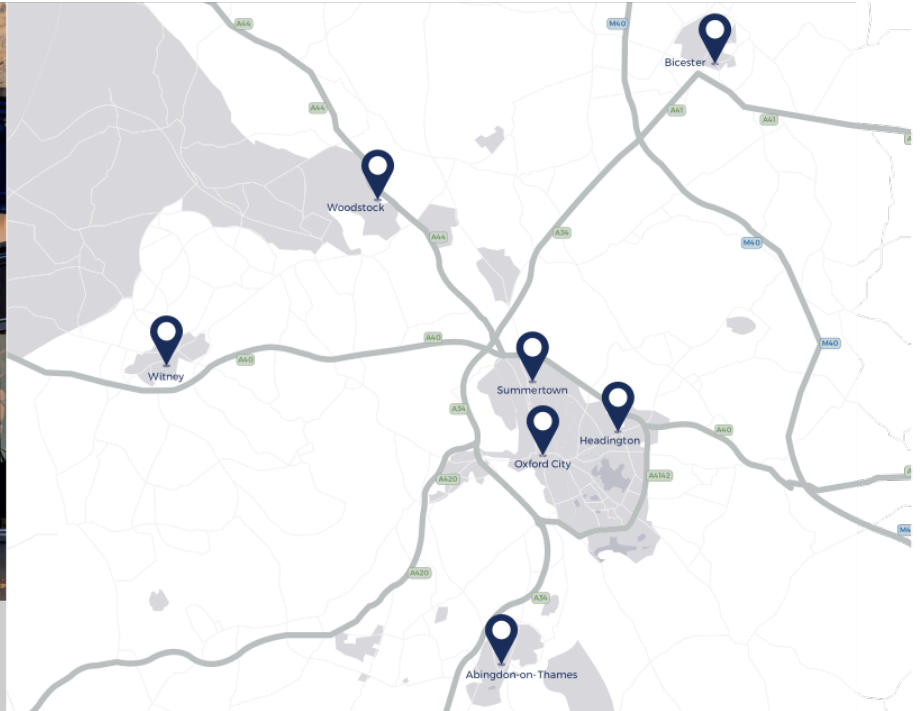
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Back Row From Left: Sarah Thomas, John Bouwer, Julia Briggs

Front Row From Left: Sona El -Hamchaoui, Rosie McDermott



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