

68 WITNEY STREET

BURFORD OX18 4SN

68 Witney Street

Burford OX18 4SN

Breckon & Breckon est.1947

GUIDE PRICE £375,000



Seldom available in Burford, this bungalow offers a superb opportunity to enjoy a prime edge-of-town location and is offered for sale with no onward chain. Requiring a degree of refurbishment, the property provides light and airy accommodation, including a well-appointed kitchen with wood-fronted units, generous worktop space and room for white goods. A good-sized sitting room, two double bedrooms and a shower room provide flexible living space, while the sunny conservatory is a lovely spot to enjoy views of the garden. Set in a quiet position close to the countryside, the property is also within walking distance of Burford High Street. The low-maintenance walled garden includes an area of lawn and offers a blank canvas for a budding gardener.

There is on-street parking directly outside and the town's High Street offers a range of shops, eateries and bus link to Witney. An appointment to view is highly recommended to fully appreciate the picturesque location.

AGENTS COMMENT

Burford High Street is lined with period homes, shops, tea rooms, and antique shops all running down towards the River Windrush.

2 **1** **1**

Walled













Breckon & Breckon
est.1947



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.

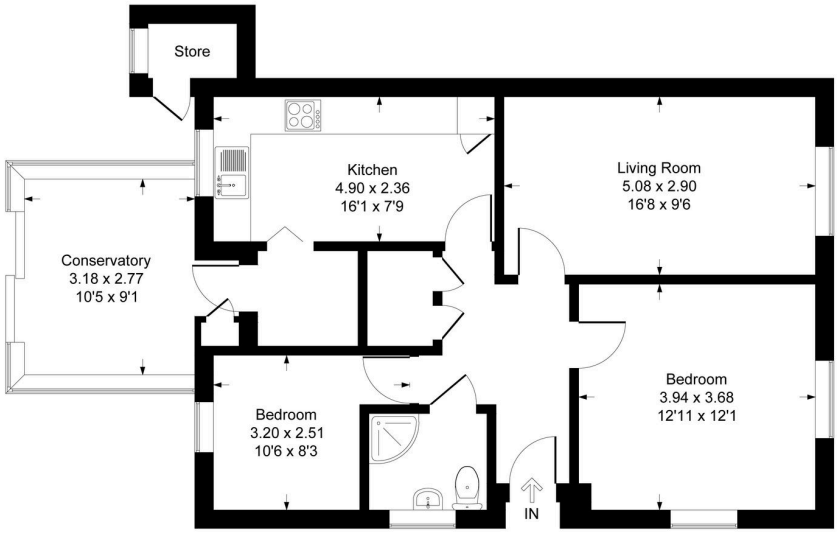
Witney Sales

10 Market Square
Witney Oxfordshire
OX28 6BB

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

68 Witney Street Burford OX18 4SN

Approximate Gross Internal Area
Main House = 65.7 sq m / 708 sq ft
Outbuilding = 1.2 sq m / 14 sq ft
Total = 66.9 sq m / 722 sq ft



Floor Plan

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



John Bouwer *Local Director*

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

BRITISH PROPERTY AWARDS 2023 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY

BRITISH PROPERTY AWARDS 2024 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY

BRITISH PROPERTY AWARDS 2025 ★★★★★ GOLD WINNER ESTATE AGENT IN WITNEY



Council Tax

Band D - £2,607.67

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 varification from their survices 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.

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

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

naea propertymark PROTECTED

EST. 1947 breckon.co.uk