

9 CAMPION WAY

WITNEY OX28 1EX

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Breckon & Breckon est.1947

GUIDE PRICE £425,000



Campion Way enjoys a delightful position on the edge of the popular Madley Park development, with its local shops, primary school and eateries. Refurbished throughout and beautifully presented, this family home enjoys an open outlook across a green area. The spacious accommodation is arranged over two floors. A welcoming entrance hall leads to a refitted kitchen offering an extensive range of units, quartz worktops and integrated Neff appliances. The sitting room is filled with natural light through the doors to the garden, while a gas fireplace creates a cosy setting in which to relax. A separate dining room and WC complete the ground floor.

Outside, the landscaped garden enjoys a south-westerly aspect and a good degree of privacy. Mature flowering plants and shrubs complement the lawn, while a paved area provides an ideal space for alfresco entertaining. A driveway and single garage complete the property.

AGENTS COMMENT

Madley Park is within a pleasant walk across Langel Common to the town centre and also an Oxford bus link is close-by on Oxford Hill

3 2 2

South-westerly facing













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t: 01993 776 775
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Campion Way, Witney OX28 1EX
Approximate Gross Internal Area
Main House = 91.7 sq m / 987 sq ft
Garage = 12.5 sq m / 135 sq ft
Total = 104.2 sq m / 1122 sq ft

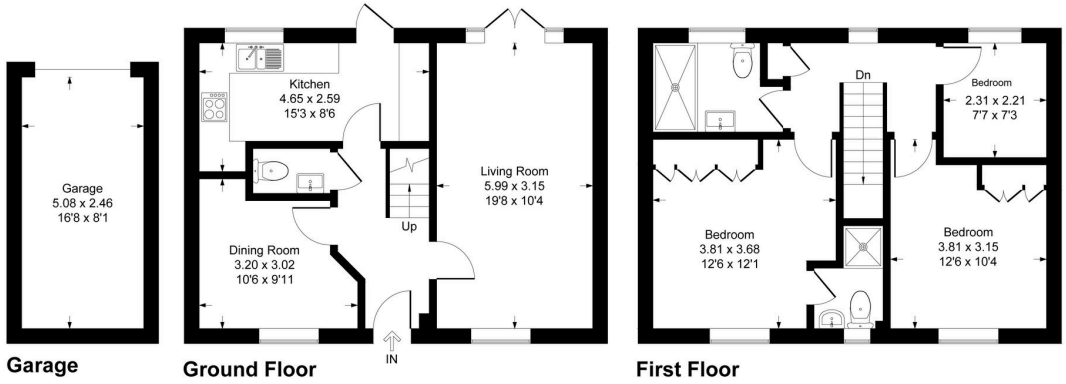


Illustration for identification purpose only, measurements approximate,and not to scale.



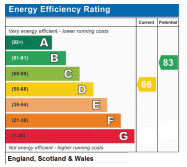
John Bouwer *Local Director*

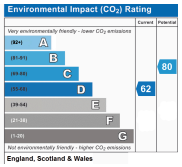
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Council Tax

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 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.

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t: 01865 310 300 (sales)
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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
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