

FOR SALE



Spitfire Drive, Witney
Guide Price £475,000


MARTIN&CO

Spitfire Drive, Witney

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Key Notes:

- Rear Garden
- Finished to High Quality
- Council Tax Band: E
- En-Suite to Master Bedroom
- Easy Access to Amenities
- No Onward Chain
- Vacant Possession
- Garage converted to Home Office/Gym
- Detached House
- Off Road Parking
- Tenure: Freehold



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



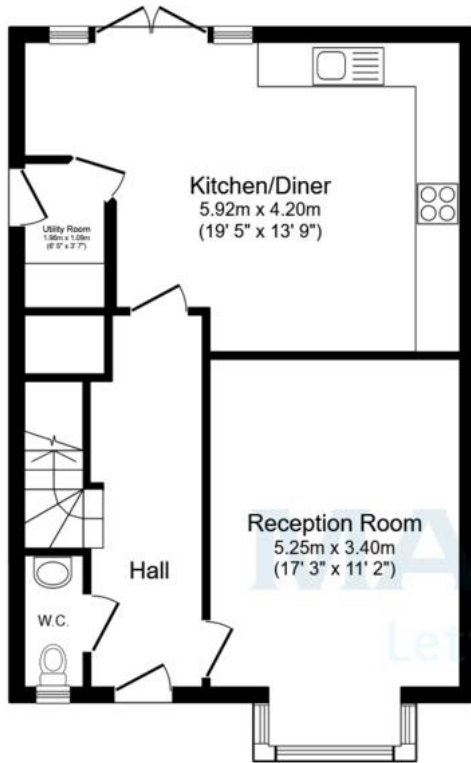
A well-presented four bed detached home set in this highly regarded development with off street parking, rear garden and office.

The accommodation comprises of an entrance hall, with downstairs W.C. as well as an upstairs family bathroom. There is a Kitchen/diner and Reception room with French doors that open up to the rear garden. The rear garden is laid with patio and lawn with fencing to ensure privacy and makes an ideal area to entertain friends and family. The property has four bedrooms, the master with en-suite and three that have fitted wardrobes. The property also benefits from a large office space in the converted garage, which again opens up onto the rear garden.

Situated southwest of Witney whose town centre is circa 2 miles away. Witney is an historic market town and offers amenities including restaurants, shops, café, cinema, park and leisure centre. There are highly regarded schools nearby including Tower Hill & Queen Emma's Primary School, Henry Box and Wood Green both Secondary & Sixth Form Schools which makes this property an ideal family home. Nearby Witney Lakes Resort is only miles walk away, which offers fantastic golf, health and fitness facilities, a restaurant and a place to simply relax. There is easy access to the A40 and there are good bus links to Oxford, and rail stations approximately 8 miles at Charlbury or Hanborough Rail Stations.

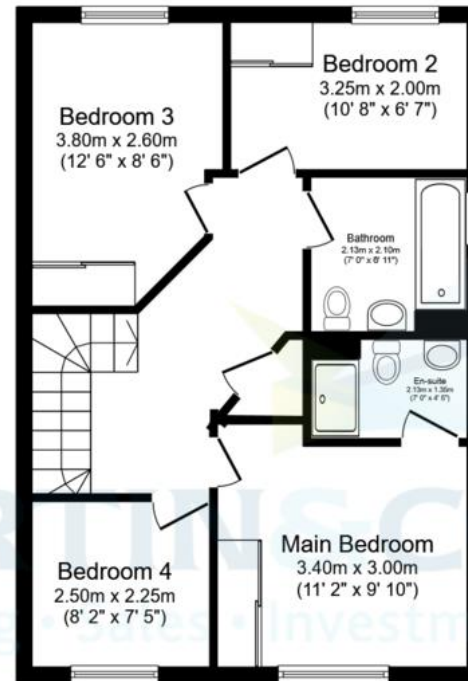






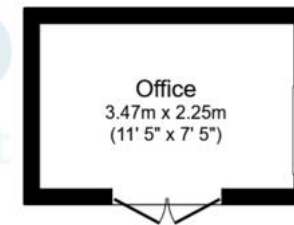
Ground Floor

Floor area 53.2 m² (573 sq.ft.)



First Floor

Floor area 51.8 m² (557 sq.ft.)



Outbuilding

Floor area 7.8 m² (84 sq.ft.)

TOTAL: 112.8 m² (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

