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**Sherbourne Road
Witney, Oxfordshire**

Guide Price £325,000



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Freehold

An attractive 3 Bedroom house tucked away in a cul-de-sac on the Deer Park development. The property has a garage, gas central heating, and an enclosed garden with gated rear access. The accommodation includes a front-facing kitchen with oven & hob, cloakroom, sitting/dining room with impressive fireplace feature and French doors to the rear garden, 3 bedrooms and bathroom. The garage is located close by beneath a coach house. The Deer Park estate is a well planned and established development with varying house types. There is a primary school, medical practice, and neighbourhood centre close by along with lovely walks from the Burford Road.



SITUATION

The bustling and hugely popular Market Town of Witney lies some 12 miles west of Oxford and is well situated for the A40, A34 and M4 & M40 motorways. The vibrant Town has a range of shops in the sympathetically designed Woolgate Centre, traditional High Street and more recently built Marriotts Walk shopping mall with major shopping brands including Marks & Spencer and a multi-screen 3D cinema. The Market Square with historic Butter Cross opens onto the delightful Church Green flanked by period properties with St. Mary's Church dominating the south side. Amenities in the Town include supermarkets, banks, two secondary schools and numerous primary schools, leisure centre, Witney & Abingdon College, a vast array of restaurants and public houses, a fantastic daily bus service into Oxford and, on the outskirts of the Town, Witney Lakes Resort with golf course, health club and swimming pool. There are also plenty of countryside walks within easy reach of the Town.

DIRECTIONS

From the Town Centre proceed on the Curbridge Road (A4095) to the mini-roundabout and turn right to Deer Park Road. Take the second turning right into Raleigh Crescent and Sherbourne Road will be found on your left.

THE ACCOMMODATION

Hall

Staircase to first floor.

Cloakroom

WC, hand basin, window to front.

Kitchen

Base and wall units on three walls, worktop and tiled splash back, built-in electric oven and hob, extractor hood, single drainer sink, plumbing for washing machine and dishwasher, space for dryer, wall mounted gas fired boiler.

Sitting/Dining Room

Large feature fireplace recess (not useable) with a reconstituted stone surround, imitation ceiling beams, under stairs cupboard, space for dining table, French doors to the rear garden.

First floor Landing

Access to roof space, airing cupboard housing hot water cylinder.

Bedroom 1

Window to front, built-in wardrobe with mirrored doors.

Bedroom 2

Dormer window to rear, part sloping ceiling.

Bedroom 3

Window to rear.

Bathroom

Panelled bath with 'Mira' electric shower over, wash basin in vanity unit, WC, fully tiled walls, extractor fan.



OUTSIDE

Single Garage

Located beneath a neighbouring coach house. Up and over door.

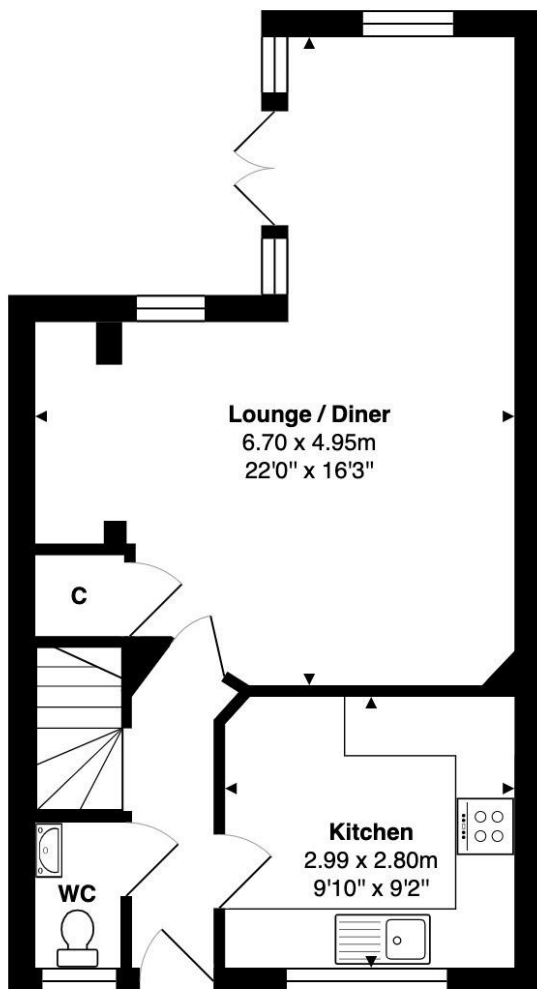
The Garden

Enclosed rear garden with patio, paved path, area of lawn and decking. Gate to rear access.

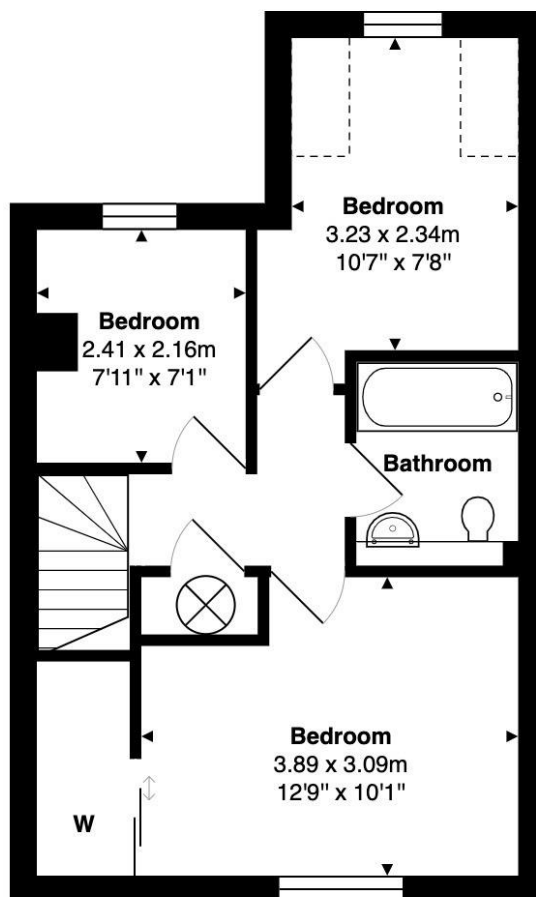
COUNCIL TAX

West Oxfordshire District Council - Band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Approx. Gross Internal Area 77.8 m² ... 837 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purpose only and should be used as such.

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