



# The Walled Garden

49B Woodgreen, Witney

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An individual contemporary house within the conservation area, well off the road backing onto a Cricket pitch.

The Walled Garden is an individual modern house built in 2009 and presented to a very high specification, including a ground source heat pump.



**3 RECEPTION ROOMS**



**4/5 BEDROOMS**



**4 BATHROOMS**



**CARPORTS & COURTYARD**



**WRAP AROUND GARDEN**



**FREEHOLD**



**TOWN**



**3535 SQ FT**



**GUIDE PRICE  
£1,750,000**



### The property

The lay-out can be seen from the floor plan, suffice to say the principal rooms are bathed in natural light with doors opening onto the lovely south and west facing gardens. The hall and kitchen surround an enclosed central courtyard, which is a very attractive feature of the ground floor. The kitchen and living space have a very spacious open-plan feel, complemented by two further separate reception rooms. The principal bedroom has a south-facing 'Juliet' balcony, the second (en-suite) bedroom has a larger balcony, both of which overlook the neighbouring cricket pitch. The house is within half a mile of the town centre, with all its amenities.

### Outside

The property is approached via a long-ish shared drive off Woodgreen. There is plenty of parking including a two bay car-port.

Immediately to the rear of the house is a wide paved terrace, beyond this the garden is enclosed by a lovely

old wall, well laid-out with good planting. The garden faces south and west. There is a good garden shed.

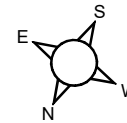
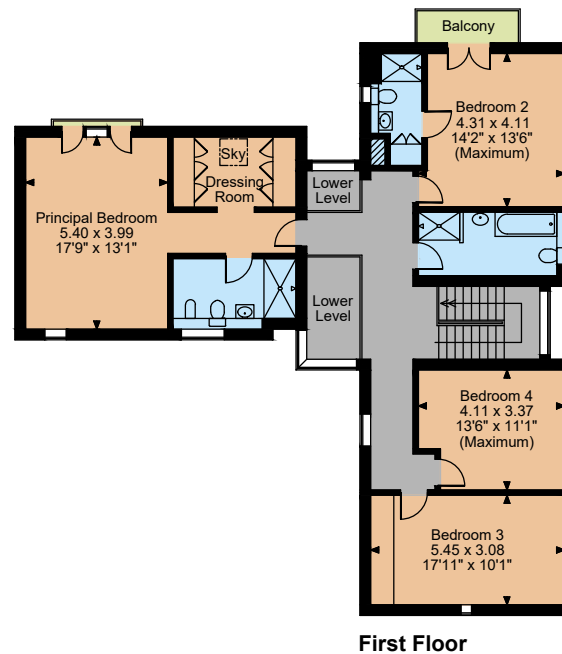
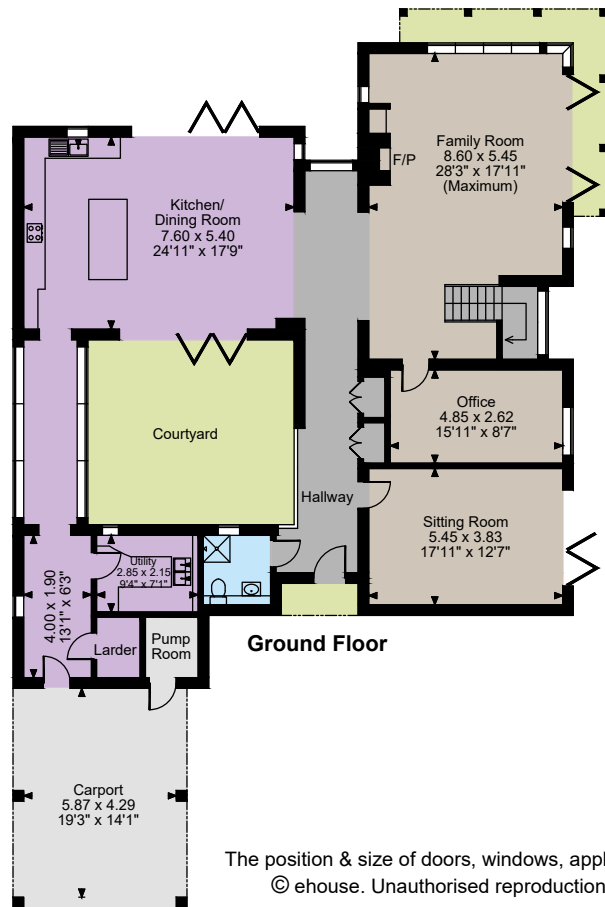
### Location

Historic Witney is a thriving market town situated on the River Windrush on the edge of the Cotswolds. The house is within the Woodgreen Conservation Area just off Woodgreen itself. The Green has a pub (The Three Pigeons), a children's play-area and Holy Trinity church as well as other architecturally distinctive buildings. The town centre is well served, not least by a Waitrose, Sainsbury's and Marks and Spencer. Witney continues to thrive extremely successfully with a wide range of independent shops, good schools, restaurants, sports centre, cinema and other amenities.

Well placed for Oxford and London with easy access on the A40/M40. Charlbury & Hanborough Railway stations have trains to Paddington. There is a frequent bus service to Oxford.







The position & size of doors, windows, appliances and other features are approximate only.  
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## Floorplans

Main House internal area 3237 sq ft (301 sq m)  
Carport internal area 271 sq ft (25 sq m)  
Pump Room internal area 27 sq ft (3 sq m)  
Balcony external area 28 sq ft (3 sq m)  
Total area 3563 sq ft (331 sq m)  
For identification purposes only.

## Distances

- Witney town centre 0.9 miles
- Oxford city centre 13 miles
- M40 (Junction 8a) 18.2 miles
- Hanborough mainline station 5.2 miles
- Charlbury station 7.9 miles
- Oxford Parkway station 10.4 miles

## Directions

OX28 1DE  
what3words: ///revision.thickened.crunchy

## General

**Local Authority:** West Oxfordshire District Council  
**Services:** Mains electricity, gas and water. Ground source heat pump and private drainage (We understand that the private drainage at this property may not comply with the relevant regulations).

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band G

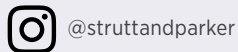
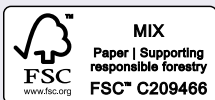
**EPC Rating:** C

## Oxford

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