



2 Dominie Place, Witney

£1,650 PCM

- Brand new former show home
- Beautifully private landscaped garden
- Carpets, curtains and light fittings included
- Gas central heating, pressurised water system
- En suite, family bathroom and utility room
- Garage and comfortably 2 parking spaces to the side
- Available now
- Two double bedrooms, one good sized single
- Kitchen/dining room with integrated oven, gas hob and dishwasher
- Alarm fitted



DOUGLAS & SIMMONS

DESCRIPTION

A fantastic three bedroom semi detached former show home, with a garage and two parking spaces on this attractive and well placed development just 2 miles from Witney with its historic Cotswold stone buildings and pretty River Windrush. The property is offered in immaculate order complete with the usual show home upgrades, custom fitted curtains, luxury carpets and light fittings. The accommodation is very spacious and offers entrance hall with a large cloakroom and under stairs storage, good sized living room to the front aspect, kitchen/dining room with French doors to the rear and a complimentary fitted utility room with side access. To the first floor, there is a master bedroom with an en suite shower room, two further good sized bedrooms, a well appointed family bathroom and a large storage cupboard. Outside the property benefits from an attractively landscaped and well stocked garden with a detached garage adjacent which has parking for comfortably two vehicles in front to the side of the property. Gas central heating. EPC - B

Available now, unfurnished, with some integrated appliances, curtains and floor coverings.

A non-refundable deposit totalling one weeks rent £379.72 will be required to reserve this property.

Windrush Place is just a quarter of a mile from the A40 which provides a direct link to Oxford 14 miles away, and to Junction 8A of the M40, 21 miles away, for London. For Birmingham, Junction 9 of the M40 is only 12 miles away, via the A40 and A34. It's about an hour by train from Oxford parkway Station to London Marylebone, and for Birmingham trains Hanborough Station, 10 miles away. For air travel Heathrow Airport is 58 miles away via the M40 and M25.



LOCATION

Witney offers great shopping and there are local schools, health and leisure facilities, as well as easy access to nearby Oxford and the M40. Witney offers a great mix of shopping with smaller independent retailers and larger national stores. Famous for its Witney blankets the town is steeped in history. Today you can enjoy pubs, restaurants, museums, a cinema, a leisure, sports clubs, a golf centre and the tranquil Witney lakes and Meadows. Cogges Manor Farm is a working Victorian museum and you'll find 12th century archaeological remains at Bishops' Palace. The Cotswold Wildlife park at Burford is great for animal-lovers and regal Blenheim Palace is only 13 miles away. A few minutes drive takes you to the Cotswold Area of Outstanding Natural Beauty with its pretty market towns and quintessential English villages. For education, nearby are West Witney Primary and Queen Emma's Primary and others include Our Ladys of Lourdes Primary, The Batt Church of England Primary School and Tower Hill Primary School. For senior students there's te Henry Box School and Wood green School, where The Kings School is independent Christian school for both primary and senior pupils. For further education there is Abingdon and Witney College.

DIRECTIONS

What3words: //conforms.seatbelt.polo Leave the M40 at Junction 8a and take the A40 exit for the Oxford/Cheltenham, continue on the A40 for nearly 10 miles bypassing Oxford, follow the A40 for Witney, after nearly 20 miles take the A415 exit towards Witney, at the roundabout take the 5th exit for the A415, turn left into Thorney Leys, at the roundabout take the first exit onto A4095 Curbridge Road, turn right into Windrush Place and follow Centenary Way where Windrush Place can be found straight ahead.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		85	95
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales		England & Wales	England & Wales

Notice is given that all curtains, carpets, blinds, equipment, light fittings and fixtures, fitted or not may or may not be listed within the property inventory at the start of the tenancy.

Important Notice

Douglas and Simmons for themselves and for the Landlords of this property, whose agents they are, give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intended tenants and do not constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any tenants should not rely on them as statements or representations of fact, but satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Douglas and Simmons has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Douglas and Simmons.
4. No responsibility can be accepted for any expenses incurred by intending tenants in inspecting properties which have been let or withdrawn.
5. All measurements are approximate

From time to time we re-use photographs of sold properties for advertising and marketing purposes. Upon purchasing a property, if you would prefer us not to use photographs of your new home, we are obliged to ask you to inform us in writing.



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