



# Orchard House

52a New Yatt Road, Witney, Oxfordshire OX28 1PA



## Orchard House, 52a New Yatt Road, Witney, Oxfordshire OX28 1PA

Approached by a long private driveway with electric gated access is this individual detached 5 bedroom bungalow, set in approx 0.4 acre plot. Situated in a private position on New Yatt Road, one of Witney's most desirable locations, and within easy reach of shops and amenities in the town. The property is presented in excellent condition, offering spacious accommodation with a flexible layout to include a large entrance hall, cloakroom, fitted kitchen/dining room leading to the patio and gardens, a utility room, large living room, 5 bedrooms; or 4 bedrooms and an office/study, an ensuite and a family bathroom, together with double glazing and gas central heating. The large gardens are a lovely feature of the property being mostly laid to lawn with a large paved patio and an area of decking adjacent to the covered and open-fronted outbuilding, and storage buildings. There is the added benefit of an attached garage, plus the driveway and parking for several vehicles. Council Band F. EPC Rating: 60/D.

### Directions

From our office in Market Square, proceed along Langdale Gate, turning left at the roundabout onto Witan Way. Follow this road along to the traffic lights, turning right onto High Street and straight over the roundabout onto Bridge Street. Continue along to the double mini roundabouts, proceeding straight over onto Woodstock Road. Take the first turning on the left into Wood Green and follow the road along, bearing right onto New Yatt Road. Continue along and the property can be found after a short distance on the right hand side.

Draft details - may be subject to alterations. 16G24







#### ACCOMMODATION

Large Entrance Hall  
Cloakroom  
Living Room  
Kitchen/Dining Room  
Utility Room  
5 Bedrooms  
Ensuite  
Family Bathroom

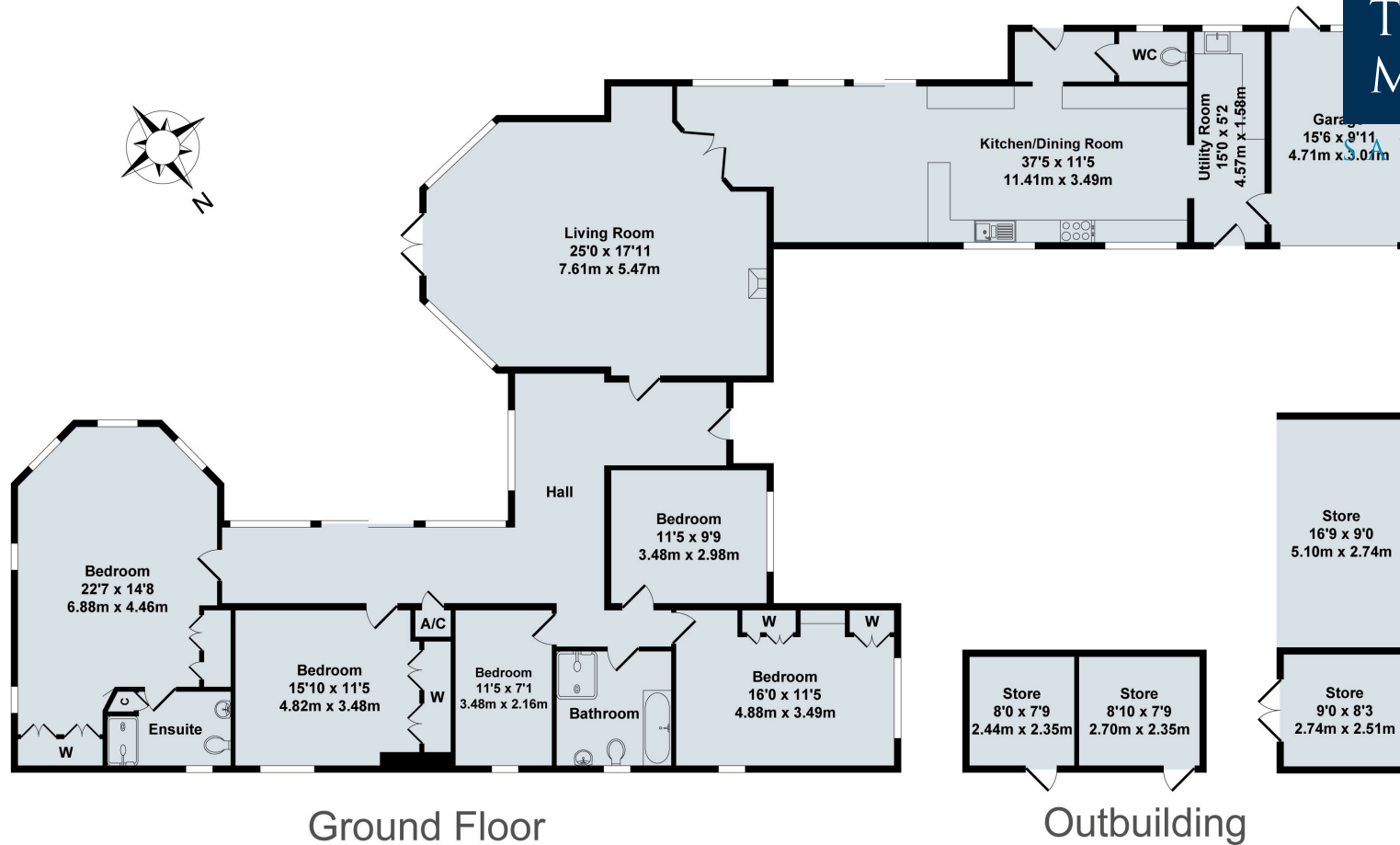
#### OUTSIDE

Set In A Plot Size Of Approx. 0.4 Acre  
Beautiful Private Gardens  
Garage  
Driveway Parking For Approx. 4 Vehicles

**Price £1,250,000 Freehold**  
**WODC Tax Band F / EPC Rating: 60/D**







**52A New Yatt Road, Witney**  
 Total Approx. Floor Area 2820 Sq.Ft. (262.0 Sq.M.)  
 All items illustrated on this plan are included in the "Total Approx Floor Area"

**Contact:**

52 Market Square, Witney, Oxfordshire, OX28 6AF

Tel: 01993 772000 Email: [witney@thomasmerrifield.co.uk](mailto:witney@thomasmerrifield.co.uk)

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