



The Cottage, New Yatt Lane, New Yatt, Oxfordshire OX29 6TF

Draft details - may be subject to alterations.

A 19th century semi-detached stone cottage, situated in this peaceful village of New Yatt, just 2 miles from Witney. The property is set in a large garden that extends to the front, providing a lawn and paved areas, together with driveway parking, a garage to the side, and further space to the side and rear. The cottage has accommodation to include a living/dining room, kitchen, and a ground floor bathroom, plus 2 bedrooms on the first floor. There is opportunity to extend the cottage or create a small building plot to the front, both would be subject to planning consents. NO ONWARD CHAIN.

THOMAS
MERRIFIELD

SALES LETTINGS

e. witney@thomasmerrifield.co.uk

Offers In The Region Of £390,000

t. 01993 772000

www.thomasmerrifield.co.uk



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- Conservatory
- Living/Dining Room
- Kitchen
- Ground Floor Bathroom
- 2 First Floor Bedrooms
- Garage & Driveway Parking
- Garden Shed and Greenhouse
- Large Front Garden
- Potential To Extend & Improve
- Oil Central Heating

Services connected are electric, water and drainage.

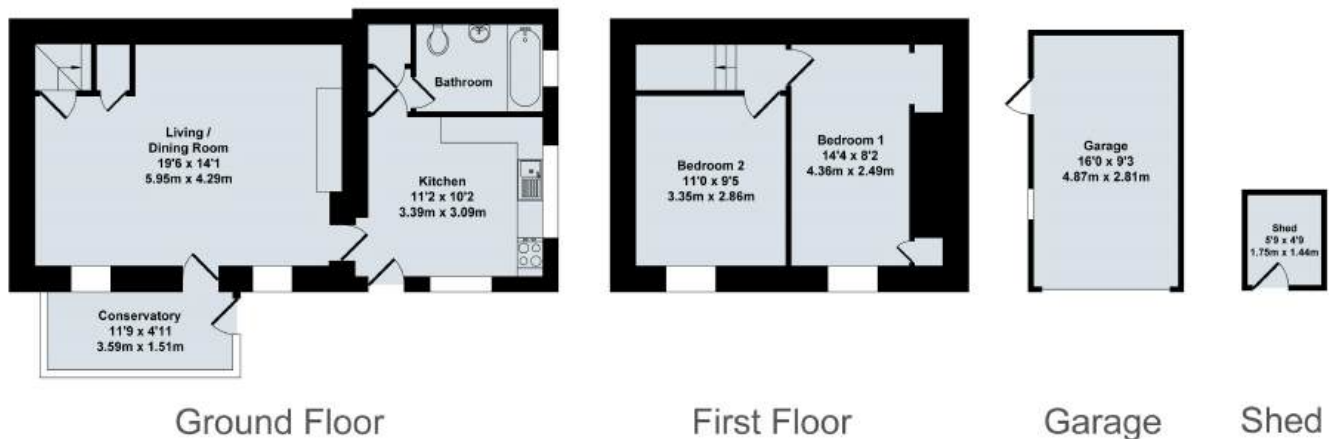
Broadband: Ultrafast is available

Mobile:

Outdoor is likely for EE Three 02 and Vodafone

Indoor is limited for EE, O2, and Vodafone.

13E25



The Cottage New Yatt, Witney

Total Approx. Floor Area 1003 Sq.Ft. (93.20 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Local Authority:

WODC Tax Band C / EPC Rating: 23/F

Contact:

52 Market Square, Witney,
Oxfordshire, OX28 6AF

Tenure:

Freehold

Tel: 01993 772000

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