



**LEECHADWICK**  
SOLICITORS LLP  
& ESTATE AGENTS



**Newland Mill**

**Witney**

**Price £425,000**

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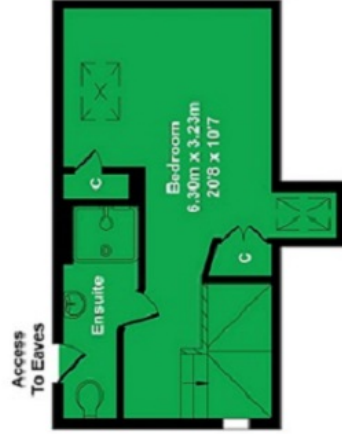
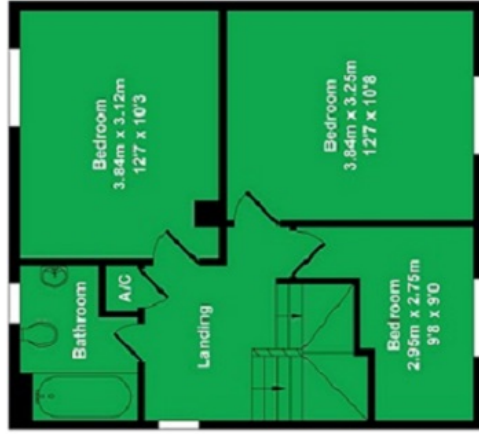
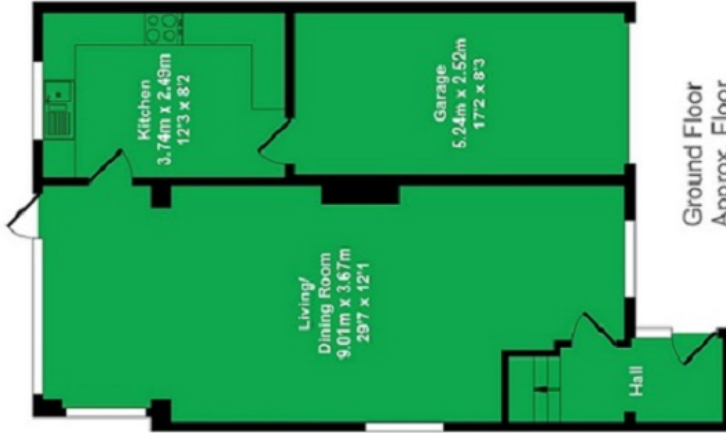
Local Authority: West Oxfordshire District Council

Council Tax Band: D for 2023/2024 - Tenure: Freehold

A Spacious 4 Bedroom Semi-Detached Family House comprising Sitting/Dining Room, Kitchen Integral Garage in the Popular Market Town of Witney.

The property comprises:

- Entrance Hall
- Fitted Kitchen
- Living/Dining Room with Fireplace and Door to Garden
- Four Bedrooms
- Main Bedroom comprising En Suite Bathroom
- Family Bathroom
- Driveway and Integral Garage
- Secluded Rear Garden with gate to side for access



Total Approx. Floor Area 1334 Sq.Ft. (124.0 Sq.M.)











Witney is a Popular Market Town in the Cotswolds just a short distance from the town centre with a variety of shops including coffee shops and restaurants and local cinema with easy connections to Oxford and London. Witney also benefits from primary and secondary schools and pre-school nurseries. A great location surrounded by the Cotswold countryside perfect for walking, cycling and family life.

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Disclaimer: Lee Chadwick endeavours to ensure that the floorplans, measurements and descriptions are accurate but cannot accept any responsibility for any errors, misstatements or omissions. In any event all measurements are approximate and these particulars are intended for guidance purposes only. Wide angled lenses may have been used for the photography. Lee Chadwick has not tested any appliances and purchasers should not assume that any reference to them means that they are included in the sale. It should not be assumed that any necessary planning or building regulation or listed building consents have been obtained. Any warranty or representation in relation to the property may not be relied upon. These particulars may not be included or relied upon in any offer nor may they form part of any contract. Purchasers must rely on their own inspection, legal enquiry and survey in all respects

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**Our ref:** KR/NEY001.0002