



**Connells**

Weavers Close  
Witney



# Weavers Close Witney OX28 4TE

for sale  
**£475,000**



## Property Description

Located in a sought-after close which is within 0.5 miles of Witney Town Centre is this well laid out four-bedroom link detached family home that benefits from a garage and driveway parking for multiple cars.

As you walk through the front door and into the hallway you will find a WC and a large "L" shape open plan living/dining room with double doors that lead into a conservatory which is the perfect place to relax and unwind. The kitchen has been refitted and has been extended and offers everything you need with plenty of storage, worktop space and room for appliances.

As you walk upstairs you will find four well-proportioned bedrooms and a three-piece family bathroom that completes the accommodation. Externally the rear garden has been well maintained and has a patio area which is suitable for alfresco dining, a neat lawned area and is completely private.

Witney is an attractive town with good modern amenities and a bustling community life. There are fine buildings surrounding the ancient Buttercross and a twice weekly market. There is an excellent choice of primary and secondary schools, including faith schools. Witney Lakes Resort has a golf course, health club and swimming pool and offers many other sporting activities and there is also a community leisure centre. The Woolgate Centre and Marriotts Walk provide an excellent variety of shops including Marks & Spencer, a Multi-Screen Cinema and many restaurants and food outlets. There is a regular bus service from

## Agent Note

**It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.**

## Ground Floor

### Hall

### W.C

### Living Room/Dining Room

21' 6" x 13' 3" ( 6.55m x 4.04m )

### Kitchen

8' 5" x 10' 8" ( 2.57m x 3.25m )

### Utility Room

11' 6" x 5' 9" ( 3.51m x 1.75m )

### Conservatory

8' x 13' 10" ( 2.44m x 4.22m )

## First Floor

### Bedroom One

9' 2" x 11' 1" ( 2.79m x 3.38m )

### Bedroom Two

12' x 8' 1" ( 3.66m x 2.46m )

### Bedroom Three

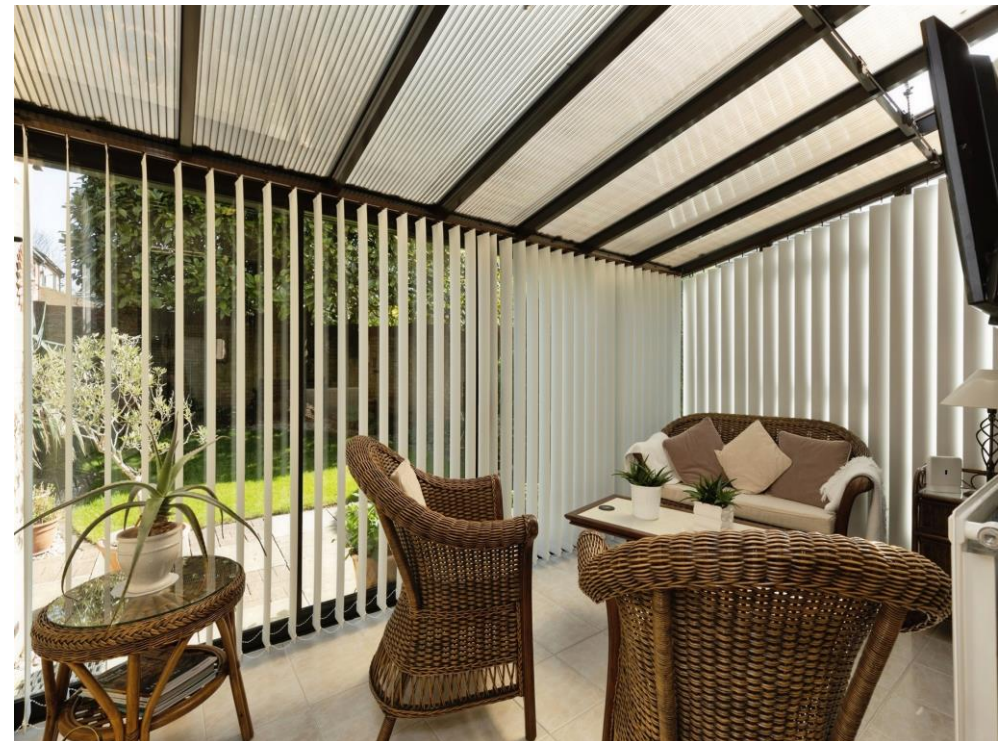
7' 10" x 7' 10" ( 2.39m x 2.39m )

### Bedroom Four

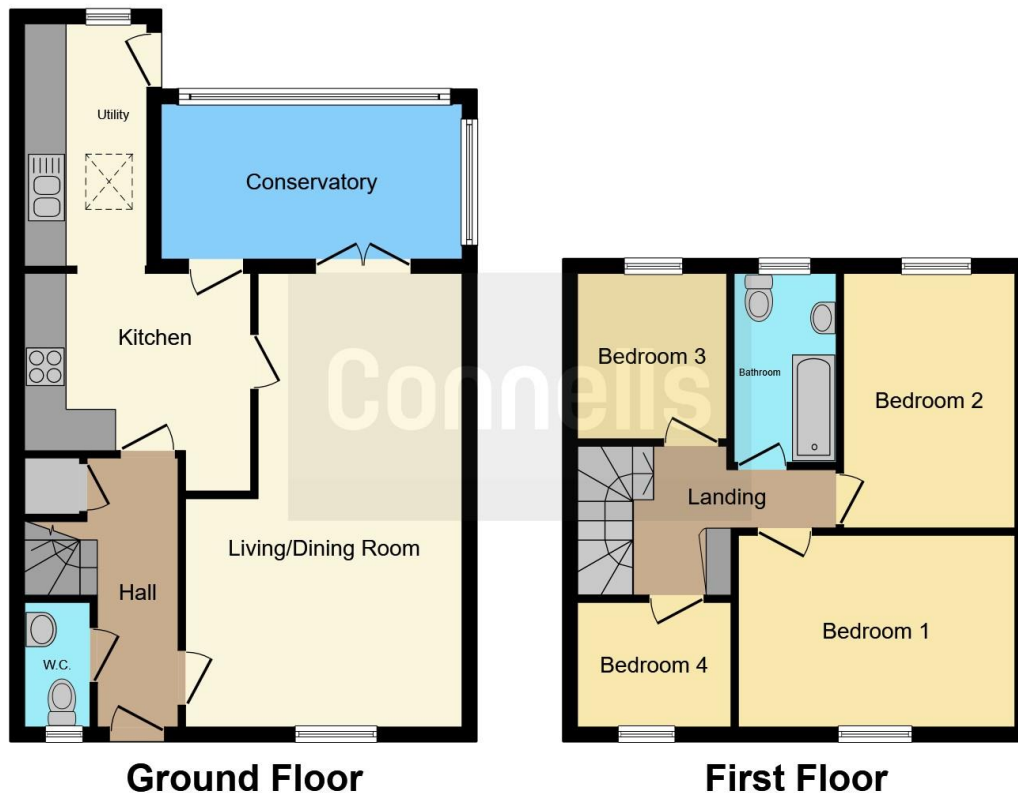
5' 11" x 7' 9" ( 1.80m x 2.36m )

### Bathroom

9' 2" x 4' 10" ( 2.79m x 1.47m )







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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