



Connells

Griffiths Close
Northmoor Witney

Griffiths Close Northmoor Witney OX29 5TA

for sale
£535,000



Property Description

Set back from the road in the highly sought-after village of Northmoor, is this generously spacious three-bedroom semi-detached family home.

As you walk through the front door and into the hall you will find the dining room straight ahead, a bright conservatory and a bright and airy lounge which features a beautiful log burner which is perfect for those cosy evenings in.

The well-appointed kitchen features plenty of storage and worktop space and features everything you would need in a kitchen, a utility room and downstairs cloakroom complete the ground floor.

Upstairs, you will find a master bedroom with fitted wardrobes along with two further bedrooms and a family bathroom with underfloor heating.

The expansive rear garden stretches nearly 200ft long and backs onto open countryside. This tranquil outdoor space includes a charming pond and two raised garden beds, perfect for gardening enthusiasts. The garden also provides rear access to the parking area, accommodating multiple vehicles.

Northmoor is a pretty semi-rural small village close to the village of Standlake. Whilst being very much in the country it lies just 10 miles south-west of Oxford and some 7 miles south-east of the popular Market Town that is Witney. The village is set among fields (mostly given to raising cattle and sheep) in a part of the Upper Thames valley which has been designated an Environmentally Sensitive Conservation Area. Walkers and cyclists have many bridleways and footpaths.

Entrance Hall

Kitchen

17' 11" x 8' 3" (5.46m x 2.51m)

Utility Room

11' 10" x 9' 1" (3.61m x 2.77m)

Living Room

9' 7" x 17' 9" (2.92m x 5.41m)

Dining Room

11' 3" x 10' 2" (3.43m x 3.10m)

Conservatory

9' 6" x 11' 6" (2.90m x 3.51m)

Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

Bedroom Two

11' 4" x 9' (3.45m x 2.74m)

Bedroom Three

11' 6" x 6' (3.51m x 1.83m)

Downstairs Cloakroom

Downstairs Cloakroom

Bathroom

Sellers Note

The vendor has informed us that throughout the duration she's lived in the property and as far as she is aware, the property has not flooded. She has also informed us the property is equipped with high-speed internet connectivity, including both BT and Gigaclear services, offering reliable and fast broadband options

Private Right Of Way

There is a
easement on the title,
please enquire with the
branch.

Public Right Of Way

There is an
existing Right of Way at
the property, please
enquire with the branch
for further details.





Ground Floor



First Floor

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

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EPC Rating: F 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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