



Connells

GRITINS CLOSE
Northmoor Witney

Griffins Close Northmoor Witney OX29 5TA

For sale
£525,000



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 on to 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 Sandlake. Whilst being very much in the county it lies just 10 miles south west of Oxford and some 7 miles east of the popular lake town that is Witney. The village is a charming place mostly given to a high quality and sheep in part of the Upper Thames valley which has been designated an Environmental Sensitive Conservation Area. It has a number of disused railway ways and footpaths.

Entrance Hall Kitchen

11'11" x 8'3" (3.4m x 2.51m)
Utility Room
11'10" x 9'1" (3.36m x 2.77m)
Living Room
9'7" x 17'9" (2.9m x 5.41m)
Dining Room
11'3" x 10'2" (3.43m x 3.10m)
Conservatory
9'6" x 11'6" (2.9m 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 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, rough ground BT, and Gloucester 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

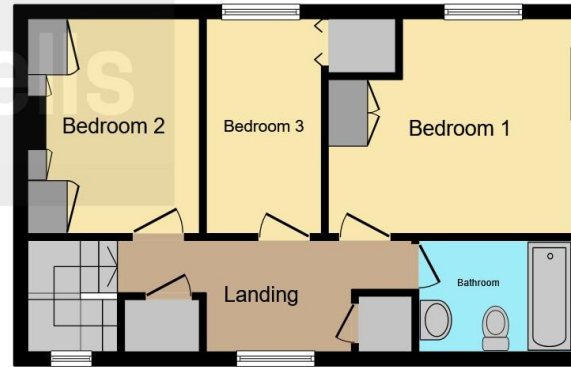
There is an existing Right of Way at the property, please enquire with the branch

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

view this property online connells.co.uk/Property/WNY305718

tenure: Freehold



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