



Connells

GRITTINS CLOSE
Northmoor Witney



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 a 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 extensive 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 garden 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 Sandake. Whilst being very much in the country it lies just 10 miles southwest of Oxford and some 7 miles southeast 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" (5.4m x 2.51m)

Utility Room

11'10" x 9'1" (3.6m x 2.77m)

Living Room

8'7" x 17'9" (2.62m x 5.41m)

Dining Room

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

Conservatory

8'6" 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 Oakroom

Downstairs Oakroom

Bathroom

Sellers Note

The vendor has informed us that throughout the duration she has 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 Goodear 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

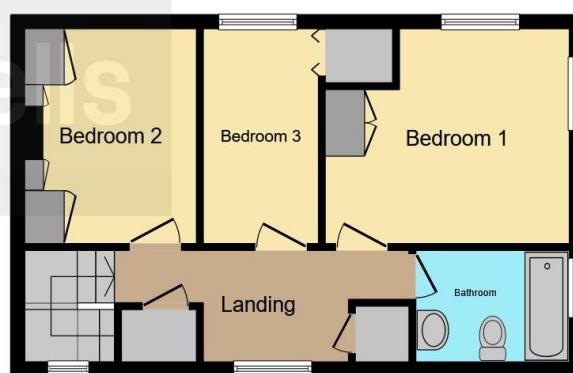
There is an
existing Right of Way at
the property, please
enquire with the branch

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



1. MONEY LAUNDERING REGULATIONS: It is a legal requirement for us to identify the buyers of this property. In order to assist us in this process, we will need to ask you to provide us with certain information and documentation. In particular, we will need to see proof of your identity and address. 2. The measurements indicated are approximate and must be considered as a guide only. Potential buyers are advised to check measurements before committing to any expense. 3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interest to check the working condition of any appliances. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interest to check the working condition of any appliances.

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