



Connells

Newland  
Witney





### Property Description

This beautifully presented period cottage combines character, warmth and charm with modern living. The property has its own allocated off-road parking and is within walking distance of Witney town centre.

Downstairs comprises of separate entrance which leads to a spacious open plan sitting/living room. There is a beautiful stone fireplace with open fire which is a wonderful feature and a second chimney breast provides the option for an additional fireplace or log burner if desired.

To the rear there is a spacious and beautifully refitted kitchen offering plenty of storage space and room for appliances. The kitchen features lovely wooden countertops which suit the style of the cottage well, a breakfast bar and also has space for a family dining table. French doors lead out to the garden.

The accommodation is arranged over the two floors above. On the first floor there is a generous master bedroom with fitted wardrobes offering plenty of storage space. A further bedroom is located at the rear of the first floor. There is a shower room at the top of the stairs which has been beautifully refitted to a high spec and further family bathroom featuring a free-standing roll top bath.

Outside, the property benefits from a south-west facing garden which has been beautifully landscaped and which has a good size patio area for alfresco dining. There is rear access to the property via the gate at the end of the garden together with a stone store which provides ample outdoor storage.

### Sitting Room

21' 8" Max x 12' 1" Max ( 6.60m Max x 3.68m Max )

### Kitchen

20' 8" Max x 9' 10" Max ( 6.30m Max x 3.00m Max )

### Bedroom One

15' 1" x 13' ( 4.60m x 3.96m )

### Bedroom Two

13' 6" x 8' 11" ( 4.11m x 2.72m )

### Bedroom Three

10' 8" Max x 6' 4" Max ( 3.25m Max x 1.93m Max )

### Family Bathroom

### Shower Room

### Shed

### Rear Garden

### Public Right Of Way

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

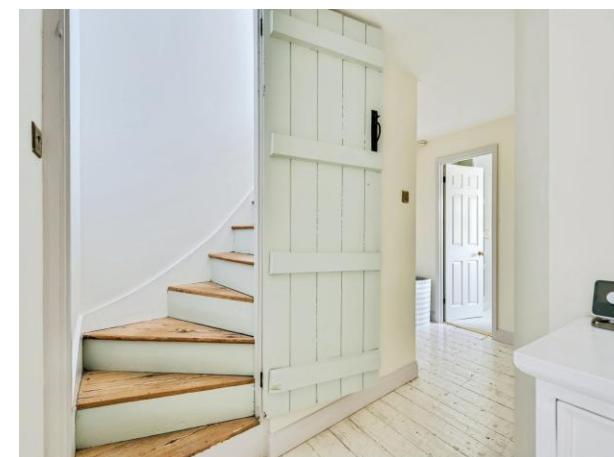






Total floor area 113.8 m<sup>2</sup> (1,225 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

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Tenure: Freehold



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