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Barnard Gate  
Barnard Gate Witney



# Barnard Gate Barnard Gate Witney OX29 6XE

for sale offers in excess of  
**£900,000**



## Property Description

**\*\*DETACHED HOUSE THAT HAS BEEN CONVERTED TO A HOUSE OF MULTIPLE OCCUPATION\*\* EIGHT EN-SUITE LETTING ROOMS\*\*ONE WITH ITS OWN LIVING ROOM /KITCHEN\*\*EXTENSIVE COMMUNAL AREAS\*\*SMALL Paddock\*\*DETACHED TWO BEDROOM BUNGALOW OF TIMBER CONSTRUCTION\*\*HALL\*\*COMMUNAL KITCHEN / DINING ROOM\*\*TWO FURTHER COMMUNAL RECEPTION ROOMS\*\*DOWNSTAIRS CLOAKROOM\*\*LAUNDRY SHED WITH ADDITIONAL APPLIANCES\*\***  
To book your viewing please call Connells on 01993 778281 today!

## Room Description

### Entrance Porch

Single glazed front door, double glazed front window, door to entrance hall

### Entrance Hall

Under stairs, double glazed front window, low level electric heater, storage cupboard, door to lounge, door to two of the bedrooms

### Cloakroom

WC, wash hands basin, partial tiled walls, double glazed side window, radiator

### Lounge

13' 1" max x 13' ( 3.99m max x 3.96m )  
Double glazed patio doors to garden room, wall lights, radiator, TV point, door to kitchen, door to entrance hall,

### Communal Kitchen

21' x 11' 1" max ( 6.40m x 3.38m max )  
Tiled flooring, door to inner lobby, wall/base fitted kitchen, double glazed single and rear windows, door to lounge (communal), 1/1/2 bowl sink/drain, work surface, partial tiling, space for range style cooker, cooker hood, built-in washing machine/dish washer, space for freezer/fridge, central heating boiler, door to patio and garden

## Landing

Airing cupboard, stairs from entrance hall, double glazed front door window, radiator, access to first floor accommodation

## Bedroom One

16' x 10' 10" ( 4.88m x 3.30m )  
Double glazed rear window, radiator, double glazed sliding doors to rear, door to en-suite bathroom, range of base level units with fitted work tops with space for fridge and cupboards

## En-Suite

Door to sauna (not working), smooth ceiling, part wood clad walls, pedestal wash hands basin, corner panel bath with electric shower

## Bedroom Two

12' 10" x 10' ( 3.91m x 3.05m )  
Double glazed front window, fitted wardrobes, skirting board heating, smooth ceiling

## En-Suite

Double glazed Velux sky light, double glazed front window, bath, shower, shower cubicle, part tiling, door to separate WC

## Bedroom Three

11' 1" max x 11' (3.38m max x 3.35m )  
Double glazed side window, door to en-suite, front aspect double glazed window,, smooth ceiling

## En-Suite

Panel enclosed bath with wall mounted electric shower with curtain, radiator, low level WC, airing cupboard

## Bedroom Four

12' x 11' ( 3.66m x 3.35m )  
Double glazed side window, door to en-suite



### En-Suite

Rear aspect double glazed window, loft access, smooth ceiling, panel enclosed bath with wall mounted electric shower, radiator, low level WC, airing cupboard

### Bedroom Five

13' x 18' 1" max ( 3.96m x 5.51m max )

Double glazed rear window, built-in wardrobe, radiator, smooth ceiling, access to loft via hatch

### En-Suite

Smooth ceiling, shower cubicle with wall mounted electric shower, wash hands basin, vanity unit, radiator, panel enclosed bath with wall mounted shower

### Inner Hall

Tiled flooring, smooth ceiling, storage recess, door to cloak room/WC

### Bedroom Six

Ground floor, to be confirmed, no access at the time of appointment

### Bedroom Sven

Ground floor, to be confirmed, no access at the time of appointment

### Bedroom Eight

16' 1" max x 13' 11" ( 4.90m max x 4.24m )

Maisonette with access from its own rear garden, rear aspect double glazed window, arched recess, door to bathroom, covered and textured ceiling, work surface with inset sink/drain unit, space for free standing fridge/freezer, wall mounted cabinets, under counter cupboard

### En-Suite

Side aspect double glazed window, pedestal wash hand basin, panel enclosed bath with electric shower with curtain. partial tiled walls, low level WC

### Rear Garden

Stone shingled garden with side access gate and access to main garden

### Field

Situated to side of property and included in the sale

## Two Bedroom Detached Log Cabin

Measurements and details to follow

### Rear Garden

Laid to lawn, access to raised decking, access to log cabin, shed with powering light, door to kitchen





To view this property please contact Connells on

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**EPC Rating: D**

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Tenure: Freehold



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