



**Griffiths Close, Northmoor, Witney, OX29 5TA**



## Welcome to

## Griffiths Close, Northmoor Witney

Set back from the road in the highly sought-after village of Northmoor, this generously spacious three-bedroom home is a true gem. The property features an inviting entrance hall, a dining room, a bright conservatory, and a living room bathed in dual aspect light. The well-appointed kitchen breakfast room, utility room, and convenient downstairs cloakroom complete the ground floor. Upstairs, you will find a master bedroom with fitted wardrobes along with two additional bedrooms and a family bathroom with underfloor heating. The remarkable rear garden is a standout feature, stretching nearly 200ft long and backing 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. \*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. Please note, since photo 15-21 were taken, the vendor has had the gable end and utility paint work professionally done. This can be reflected in photo 22. \* Viewings of this exceptional property are highly recommended!





**Ground Floor**



**First Floor**

**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 )

**Downstairs Cloakroom**

**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 )

**Landing**

**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 )

**Bathroom**

**Rear Garden**

**Front Garden**

**Parking**

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](http://www.focalagent.com)

## Welcome to Griffiths Close, Northmoor Witney

- Beautiful Village Location
- Deceptively Spacious Home
- Superb Rear Garden
- Three Bedrooms
- Two Reception Room

Tenure: Freehold EPC Rating: F  
Council Tax Band: C

guide price  
**£565,000**



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Property Ref:  
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Please note the marker reflects the  
postcode not the actual property