





# 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!













#### **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

# 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**





# view this property online allenandharris.co.uk/Property/WIT106051



Property Ref:

WIT106051 - 0022

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

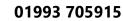
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Please note the marker reflects the postcode not the actual property

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