



Farmers Close, Witney

Breckon & Breckon
est. 1947

71 Farmers Close

Witney OX28

£350,000

Guide Price



Agent's Comment

"A highly sought after area with its open green areas, close proximity to schools and the town"

Farmers Close is a super development within walking distance of schools, shops and the town centre. Overlooking an open green to the front, this link-detached family home is presented in excellent order and a large window to the sitting/dining room allows natural light to flow through the entire space. The modern kitchen offers a wide range of units with integrated appliances and space for white goods. To the first floor there are two double bedrooms, one single and three piece bathroom.

The rear garden affords a high degree of privacy with patio seating area, lawn and steps rise to a gate leading to the garage. Overall, a fabulous, family home with a delightful open green to the front and no passing traffic.

Witney is a delightful market town historically connected with the wool trade and blanket making. It has an excellent range of shopping and leisure amenities including most of the high street retail brands, as well as a multi-screen cinema, and a fine choice of pub/restaurants. The A40 provides a road link to Oxford with a main line station Oxford/London service is at nearby Long Hanborough.





IMPORTANT NOTICE: These particulars are for information purposes only and do not in whole or in part constitute or form part of any offer or contract, nor should any statement obtained herein be relied upon as a statement or representation of fact. Breckon & Breckon do not test whether the services connected to the property, heating systems and domestic appliances are in working order. We therefore recommend that the purchaser obtains verification from their surveyor or solicitor. Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by the RICS code of measuring practice and should be used as such by any possible purchaser.

Approximate Gross Internal Area = 83.0 sq m / 897 sq ft
 Garage = 10.3 sq m / 111 sq ft
 Total = 93.3 sq m / 1008 sq ft



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Witney

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Oxford city centre

Tel: 01865 244735 (sales)
 Tel: 01865 201111 (letting)

Summertown

Tel: 01865 310300 (sales)
 Tel: 01865 558999 (apartments)

Headington

Tel: 01865 750200 (sales)
 Tel: 01865 763999 (letting)

Abingdon

Tel: 01235 550 550 (sales)
 Tel: 01235 554 040 (letting)

Woodstock

Tel: 01993 811881 (sales)
 Tel: 01993 810100 (letting)

Witney

Tel: 01993 776775 (sales)
 Tel: 01865 201111 (letting)



Council Tax Band:

Band C
 £2125.53

Local Authority:

West Oxfordshire District Council

